

Huckabee



Hays CISD - Johnson High School GMP #2 Deliverable

Hays CISD
Johnson High School
Additions & Renovations

February 13, 2024

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2. GMP Summary
3. Enumeration of Documents



Basis of Estimate



February 13, 2024

VIA ELECTRONIC MAIL

Mr. Max Cleaver
Chief Operation Officer
Hays CISD
21003 Interstate 35 Frontage Road
Kyle, TX 78640

RE: GMP #2 (of 3) | Hays CISD Johnson HS Additions and Renovations

Dear Max,

On behalf of CORE Construction, I am pleased to submit our GMP #2 – Early Site Package proposal for the Hays CISD Johnson HS Additions and Renovations.

Total - GMP #2	\$3,737,331
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We look forward to a successful and enjoyable project together. Thank you for this opportunity, please do not hesitate to contact me directly with any questions or comments.

Respectfully submitted,

Connor Wade

Connor Wade
PreConstruction Manager
CORE Construction

ASSUMPTIONS, CLARIFICATIONS, & EXCLUSIONS

Schedule Items

Project Construction Duration and Substantial Completion shall remain dependent upon the Site Development Approval and the following criteria:

- The following milestones are to be met. The dates listed below are the latest possible dates to meet these milestones and any delays will impact the Substantial Completion Date and potentially additional costs to General Conditions.
 - GMP approval to be received no later than 5 days after receipt.
 - NTP to be received by February 26th, 2024.
 - Site Permit to be received no later than March 5th, 2024.
 - Building Permit to be received no later than April 1, 2024.
 - If NTP is received prior to the date listed above, the Substantial Completion date will not adjust to an earlier date, due to material lead times.
 - If the above criteria are unachievable Substantial Completion will need to be adjusted or acceleration costs further discussed.
- Substantial Completion: December 1st, 2025.
 - Partial occupancy of CTE to be given by August 1, 2025.

Owner Items

- This GMP is guaranteed for 30 calendar days. After such time, CORE reserves the right to adjust the GMP based upon market conditions in effect at the time of final acceptance.
- Testing, as well as and Special Inspections, are by Owner, and are not included.
- Third-party Commissioning is by Owner and is not included. CORE will provide coordination as required.
- Platting and/or re-platting, licensing agreements, land-use permitting, and site development permits as well as any cost related thereto, is not included.
- Building permit costs, plan expediter fees, plan check fees, impact fees and their associated permits, site development permits/fees, gas and electrical service charges, utility recovery or tap fees, and/or water meter fees shall be paid for by Owner and are not included.



Contingency and Allowances

- **Construction Contingency of 2.5%** is included in this proposal – Construction Contingency is intended to be used at CORE's discretion to cover costs that have not been identified as a trade specific scope on the GMP setting documents and may require further clarification or coordination. These costs may include scope gap, coordination issues between trades, and missed scope during the subcontractor bidding process. Construction Contingency does not account for design revisions or additional scope requests made by the Owner or Architect. Funds accrued through the Buyout Process shall be allocated to this line item until Substantial Completion is achieved, or it is otherwise contractually allowable to transfer funds to the Owner Contingency line item.
- **Owner/Design Contingency of 2%** is included in this proposal – Owner/Design contingency is intended to be used at the owner's discretion to cover unforeseen conditions, design revisions, or additional scope requests made by the Owner and/or Design Team.

Allowance #1 – Pier Casing – TBD in GMP #3

Allowance #2- Dewatering Existing Detention Pond - \$50,000

Allowance #3 – Misc. Interior Allowance for Building Tie-In – TBD in GMP #3

Allowance #4 – Post-Occupancy Betterment – TBD in GMP #3

Allowance #5 – Sidewalks Connecting Aux Parking – TBD in GMP #3

Allowance #6 – Covered Bus Drop Off at East Wing – TBD in GMP #3

General Assumptions

1. Guaranteed Maximum Price (GMP) Amendment is not a line-item guarantee. The breakdown of cost is to show a path to the lump sum guaranteed maximum price and is for reference only.
2. All cost savings or any approved value engineering savings will be added to the CMAR's Contingency.
3. We assume normal working hours. However, to maintain the schedule we may perform work outside of normal working hours. We will advise Owner when we plan to work outside of normal work hours.
4. The Contractor and the Owner agree that the following rates are fixed and will not be subject to change unless otherwise expressly stated in this contract or mutually agreed to and will be used to determine and define "Actual Costs".
 - SDI is included at a fixed rate of 1.50% (include any anticipated rate increases and date it goes into effect)
 - Payment and Performance Bond is included at a fixed rate of .67% (include any anticipated rate increases and date it goes into effect)
 - GL and other insurances, as defined by the contract, are included at a fixed rate of 1.0% (include any anticipated rate increases and date it goes into effect)
 - Builder's Risk insurance is considered cost of work and reimbursed at an approximate rate of .12%.
 - Labor Rates included below. The Actual Costs for each of the agreed to rates includes all normal and customary payroll paid by the Contractor plus all fringe benefits, taxes and insurances.



	<u>Standard Rate</u>	<u>Overtime Rate</u>
Pre-Construction:		
Director of Preconstruction	\$165.00	-
Preconstruction Manager	\$132.00	-
Preconstruction Coordinator	\$87.00	-
Project Management:		
Project Director	\$160.00	-
Sr. Project Manager	\$145.00	-
Project Manager	\$138.00	-
Scheduler	\$121.00	-
Asst. Project Manager	\$105.00	-
Construction Coordinator	\$100.00	-
Project Accountant	\$92.00	-
Project Engineer	\$88.00	-
Contracts Administrator	\$88.00	-
Information Systems Technician	\$83.00	-
Intern	\$37.00	\$50.00
Field Operations:		
Director of Field Operations	\$165.00	-
Sr. Superintendent	\$145.00	-
Superintendent	\$121.00	-
Safety Director	\$115.00	-
Asst. Superintendent	\$105.00	-
Quality Control Manager	\$100.00	-
Warranty Manager	\$93.00	-
Field Engineer	\$85.00	-
Carpenters	\$70.00	\$105.00
Water Truck Driver	\$70.00	\$105.00
Painters	\$70.00	\$105.00
Laborers	\$60.00	\$90.00

Specific Exclusions to GMP Package #2

- a. Costs associated with GMP #1 and/or #3.
- b. Hazardous Material (Asbestos) Abatement (if applicable).



Other Scope Specific Assumptions and Clarifications:

LINE ITEM 8 | Utilities

1. We have excluded:

- Installation of the grease trap (In GMP #3)

LINE ITEM 14 | Site Signage and Striping

1. We have excluded:

- Thermoplastic coating (assume not applicable)



GMP Summary



Hays CISD Johnson HS Additions & Renovations

GMP #2 (of 3) - Early Site

LOCATION: Buda, TX
ARCHITECT: Huckabee

WARRANTY(yrs): 1
SQUARE FOOTAGE: 84,172

#	Description		Base Price	\$/SF <i>(direct cost)</i>	% <i>(of direct cost total)</i>
	GENERAL REQUIREMENTS		\$125,455	\$1.49	4.21%
GR1 MT	General Requirements		\$125,455	\$1.49	4.21%
	Material Testing		By Owner		
	DEMOLITION/ OFF-SITE INFRASTRUCTURE		\$52,365	\$0.62	1.76%
1	Demolition		\$52,365	\$0.62	1.76%
2	Hazardous Material Abatement		By Owner		
	SITE WORK (ROUGH)		\$2,220,389	\$26.38	74.48%
6	Surveying/Staking		\$16,375	\$0.19	0.55%
7	Earthwork & Paving		\$1,291,638	\$15.35	43.33%
8	Site Utilities		\$899,466	\$10.69	30.17%
9	Sedimentation / Filtration Basin Turnkey		in #7 & 8		
11	Soil Treatment		\$12,910	\$0.15	0.43%
	SITE WORK (FINISH)		\$364,681	\$4.33	12.23%
14	Site Signage & Striping		\$25,200	\$0.30	0.85%
15	Landscaping & Irrigation		\$339,481	\$4.03	11.39%
	CONTINGENCIES & ALLOWANCES		\$218,180	\$2.59	7.32%
2.5%	Construction Contingency		\$93,433	\$1.11	3.13%
2.0%	Owner Contingency		\$74,747	\$0.89	2.51%
AL2	Allowance #2 - Dewatering Existing Detention Pond		\$50,000	\$0.59	1.68%
Subtotal			\$2,981,070		
	GENERAL CONDITIONS		SUB TOTAL		
REQUIRED	General Conditions		\$544,621		
Subtotal (with General Conditions)			\$3,525,691		
	INSURANCE, BONDS, AND BUILDERS RISK		SUB TOTAL		
REQUIRED	General Liability	\$3,737,331	\$37,373		
REQUIRED	Subcontractor Insurance	\$2,981,070	\$44,716		
REQUIRED	Payment and Performance Bond	\$3,737,331	\$25,040		
REQUIRED	Builders Risk Insurance	\$3,737,331	\$4,485		
Subtotal (with GC's & Insurance)			\$3,637,305		
RATE	CONTRACTOR'S FEE		SUB TOTAL		
2.75%	Construction Manager At Risk Fee	\$3,637,305	\$100,026		
Subtotal (GC's, Insurance & Fee)			\$3,737,331		
			GMP #2 Amount		
GMP #2 Total			\$3,737,331		



Enumeration of Documents



PROJECT MANUAL						
Specification/ Drawing	Description	Spec Date	Stamp Date	CORE Received Date	Revision	Color
Division 00	Precurement and Contracting					
000110	Table of Contents	1/11/2024	1/11/2024	1/11/2024	1	
00 0115	LIST OF DRAWING SHEETS	1/11/2024	1/11/2024	1/11/2024	1	
00 2116	INSTRUCTIONS TO PROPOSERS	1/11/2024	1/11/2024	1/11/2024	1	
00 3132	GEOTECHNICAL DATA	1/11/2024	1/11/2024	1/11/2024	0	
00 7343	WAGE RATE REQUIREMENTS	1/11/2024	1/11/2024	1/11/2024	1	
Division 01	General Requirements					
01 1100	SUMMARY OF WORK	1/11/2024	1/11/2024	1/11/2024	1	
01 1400	WORK RESTRICTIONS	1/11/2024	1/11/2024	1/11/2024	1	
01 3000	ADMINISTRATIVE REQUIREMENTS	1/11/2024	1/11/2024	1/11/2024	1	
01 3216	CONSTRUCTION PROGRESS SCHEDULE	1/11/2024	1/11/2024	1/11/2024	1	
01 4000	QUALITY REQUIREMENTS	1/11/2024	1/11/2024	1/11/2024	1	
01 4100	REGULATORY REQUIREMENTS	1/11/2024	1/11/2024	1/11/2024	1	
01 4516	CONTRACTOR'S QUALITY CONTROL	1/11/2024	1/11/2024	1/11/2024	1	
01 4533	CODE-REQUIRED QUALITY CONTROL	1/11/2024	1/11/2024	1/11/2024	1	
01 5000	TEMPORARY FACILITIES AND CONTROLS	1/11/2024	1/11/2024	1/11/2024	1	
01 6000	PRODUCT REQUIREMENTS	1/11/2024	1/11/2024	1/11/2024	1	
01 7000	EXECUTION AND CLOSEOUT	1/11/2024	1/11/2024	1/11/2024	1	
01 7800	CLOSEOUT SUBMITTALS	1/11/2024	1/11/2024	1/11/2024	1	
01 7900	DEMONSTRATION AND TRAINING	1/11/2024	1/11/2024	1/11/2024	1	
Division 03	Concrete					
03 1000	Concrete Forming and Accessories	1/11/2024	1/11/2024	1/11/2024	1	
Division 31	Earthwork					
31 1100	CLEARING AND GRUBBING	1/11/2024	1/11/2024	1/11/2024	0	
31 2200	SITE GRADING	1/11/2024	1/11/2024	1/11/2024	0	
31 2310	BUILDING EXCAVATION AND FILL	1/11/2024	1/11/2024	1/11/2024	0	
31 2333	TRENCHING AND BACKFILLING	1/11/2024	1/11/2024	1/11/2024	0	
31 3116	TERMITE CONTROL	1/11/2024	1/11/2024	1/11/2024	0	
Division 32	Exterior Improvements					
32 1123	AGGREGATE BASE COURSE	1/11/2024	1/11/2024	1/11/2024	0	
32 1213	PORTLAND CEMENT CONCRETE PAVING	1/11/2024	1/11/2024	1/11/2024	0	
32 1613	CONCRETE CURB AND GUTTERS	1/11/2024	1/11/2024	1/11/2024	0	
32 1713	PARKING BUMPERS	1/11/2024	1/11/2024	1/11/2024	0	
32 1723	PAVEMENT MARKING	1/11/2024	1/11/2024	1/11/2024	0	
32 3113	CHAIN LINK FENCES AND GATES	1/11/2024	1/11/2024	1/11/2024	0	
Division 33	Utilities					
33 1110	PVC WATER PIPE	1/11/2024	1/11/2024	1/11/2024	0	
33 1112	DUCTILE IRON PIPE AND FITTINGS	1/11/2024	1/11/2024	1/11/2024	0	
33 1215	VALVES, HYDRANTS AND APPURTENANCES	1/11/2024	1/11/2024	1/11/2024	0	
33 3112	WASTEWATER POLYVINYL CHLORIDE (PVC)	1/11/2024	1/11/2024	1/11/2024	0	
33 3913	WASTEWATER CONCRETE MANHOLES	1/11/2024	1/11/2024	1/11/2024	0	
33 4111	REINFORCED CONCRETE (RCP) PIPE	1/11/2024	1/11/2024	1/11/2024	0	
33 4112	HIGH DENSITY POLYETHYLENE (HDPE)	1/11/2024	1/11/2024	1/11/2024	0	
DRAWINGS						
Specification/ Drawing	Description	Drawing Date	Stamp Date	CORE Received Date	Revision	Color
General						
G1.1	COVER SHEET	1/11/2024	1/11/2024	1/11/2024	1	
Civil						
C1.00	GENERAL NOTES	1/11/2024	1/11/2024	1/11/2024	0	
C2.00	EXISTING CONDITIONS	1/11/2024	1/11/2024	1/11/2024	0	
C2.01	DEMOLITION PLAN	1/11/2024	1/11/2024	1/11/2024	0	
C3.00	EROSION CONTROL PLAN	1/11/2024	1/11/2024	1/11/2024	0	
C3.01	EROSION CONTROL DETAILS	1/11/2024	1/11/2024	1/11/2024	0	
C4.00	OVERALL SITE PLAN	1/11/2024	1/11/2024	1/11/2024	0	
C4.01	DIMENSION CONTROL PLAN (SHEET 1 OF 2)	1/11/2024	1/11/2024	1/11/2024	0	
C4.02	DIMENSION CONTROL PLAN (SHEET 2 OF 2)	1/11/2024	1/11/2024	1/11/2024	0	
C5.01	GRADING PLAN (SHEET 1 OF 2)	1/11/2024	1/11/2024	1/11/2024	0	



Specification/ Drawing	Description	Spec Date	Stamp Date	CORE Received Date	Revision	Color

CORE