

# LCISD BlueTrack Addition and Renovations

## Orchestra and Architectural Upgrades + MEP-T + Roofing - GMP-3

04/28/2023



April 28, 2023

Kevin McKeever  
Bond Program Office Director  
Lamar Consolidated Independent School District  
3911 Avenue I  
Rosenberg, Texas 77471

RE: LCISD Blue Track Addition and Renovations- Orchestra and Architectural Upgrades+ MEPT-T+ Roofing- GMP -3

Dear Kevin McKeever

Please find enclosed our Guaranteed Maximum Price (GMP) Proposal for the LCISD – Blue Track Addition and Renovations, which includes the Orchestra Addition and other Architectural upgrades along with MEP-T and Roofing for Lamar Consolidated High School, Lamar Junior High, Smith Elementary, Pink Elementary and Jane Long Elementary. Pricing is based on drawings released by Corgan, Wylie and DBR on 3/28/2023.

The completion schedule will be driven by getting subcontractors on board and released well ahead of the summer months so the project can remain productive during the summer. It would be critical that we get the subcontractors released to procure material as soon as possible so they can begin to procure the more challenging material with longer lead times. Gilbane presents our GMP-3 of Thirty Nine Million, Six Hundred Seven Thousand, Three Hundred Forty Two Dollars and no cents. (\$39,607,342). Our GMP-3 is comprised of the bid summary, allowance detail and clarifications that form the basis of our understanding of this package.

Upon approval of this GMP by the Board of Trustees it is our understanding that the LCISD Team will produce a Notice to Proceed Letter (NTP) to immediately release Gilbane to proceed with the work.

Thank you again for the opportunity to present this GMP and to work with you on this project. We look forward to building on this relationship as we construct your project. If you have any questions, please do not hesitate to contact us at any time.

Sincerely,



**Gilbane Building Company**  
**Michael Matula**  
Senior Project Executive

**GMP Cost Summary**

		<b>Vendor</b>		
	<b>DESCRIPTION</b>	<b>Bid</b>	<b>Vendor</b>	<b>GMP 3</b>
	HighSchool Orchestra Addition + High School Scope+Canopy	\$ 3,272,460		\$3,272,460
	High School Mechanical Roof Piping	\$ 3,487,451		\$3,487,451
	Canopy Mechanical Piping	\$ 413,782		\$413,782
	AHU Replacement at High School (25 Units)-Labor	\$ 2,858,093		\$2,858,093
	High School Boiler Replacement	\$ 461,390		\$461,390
	Plumbing at High and Junior High Roof	\$ 260,823		\$260,823
	Junior High Piping Work	\$ 545,554		\$545,554
	Additional 5 Units Install At JHS	\$ 606,873		\$606,873
	Additional 5 Units Equipment Cost JHS-TAS	\$ 292,120		\$292,120
	Roofing at High School	\$ 10,100,000		\$10,100,000
	Roofing at Junior High School	\$ 5,077,000		\$5,077,000
	Roofing at Jane Long	\$ 997,000		\$997,000
	Junior High Interior	\$ 166,406		\$166,406
	Junior High Exterior Water Proofing- Allowance per Corgan	\$ 85,000		\$85,000
	Junior High Athletics-Soccer Field Improvements	\$ 404,165		\$404,165
	Pink Elementary Exterior/Interior	\$ 279,536		\$279,536
	Smith Exterior/Interior	\$ 776,581		\$776,581
	Jane Long Exterior/Interior	\$ 271,894		\$271,894
	MEP Allowances- Breakout Below	\$ 941,400		\$941,400
	Additional Networking Allowance for LCISD-Per Corgan	\$ 186,000		\$186,000
	Roofing Allowances-Breakout Below	\$ 245,000		\$245,000
	Roofing Incomplete Design Allowance-5% of Total Roofing	\$ 808,700		\$808,700
	Incomplete Design Allowance-10% of Total-Excludes Roof	\$ 1,418,213		\$1,418,213
	<b>SUBTOTAL SUBCONTRACTOR</b>	<b>33,955,441</b>		<b>33,955,441</b>
<b>Note*</b>	<b>CONTRACTOR DEFAULT INSURANCE (1.3% * Sub Cost)</b>	<b>\$441,421</b>		<b>441,421</b>
	<b>PRECONSTRUCTION SERVICES</b>	<b>Separate PO</b>		<b>Separate PO</b>
	<b>GENERAL CONDITIONS (8.3%)</b>	<b>\$3,191,660</b>		<b>3,191,660</b>
	<b>FEE (2.25%)</b>	<b>\$865,209</b>		<b>865,209</b>
	<b>SUBTOTAL - Cost of the Work (COW)</b>	<b>\$38,453,730</b>		<b>38,453,730</b>
			<b>CONSTRUCTION CONTINGENCY 3.000%</b>	<b>\$1,153,612</b>
			<b>GMP 2 TOTAL</b>	<b>\$39,607,342</b>