

Basis of Estimate



September 13, 2024

VIA ELECTRONIC MAIL

Mr. Brandon Boyter
Executive Director of Construction, Planning & Growth
Denton Independent School District
230 N Mayhill Rd
Denton, TX 76208

RE: GUARANTEED MAXIMUM PRICE PROPOSAL | Denton High School #5

Dear Mr. Boyter,

On behalf of CORE Construction, I am pleased to submit our Guaranteed Maximum Price (GMP) proposal for the Denton High School #5 project.

GMP Summary:

Denton HS #5 - GMP

\$304,997,194

Enclosed you will find the Basis of GMP Clarifications, GMP Cost Summary and Schedule of Values, an Enumeration of Documents, and a Construction Schedule.

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,

Steven Normand

Steven Normand
Director of Preconstruction
CORE Construction

ASSUMPTIONS, CLARIFICATIONS, & EXCLUSIONS

Schedule

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 September 24th, 2024
 - NTP and Building Construction to start by October 8th, 2024
 - City approved Grading Operations to start by October 8th, 2024
 - Building Permit to be received no later than October 21st, 2024
 - County Road (plan north) to be completed by Others on or before October 30, 2026.
 - 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.
- Athletics Turnover: June 1st, 2027
- Substantial Completion: July 1st, 2027

Owner Items

- Denton ISD (Client) and CORE each acknowledge that national and international markets, have been and will continue to be, affected by COVID-19 and other factors, impacting the availability of materials as well as pricing. In the event labor and/or materials or pricing are affected by COVID-19 or other factors, the parties shall negotiate an equitable adjustment to the Contract Price and Schedule as needed due to negative impacts to the Project arising from market conditions. Additionally, substitutions or materials, equipment, systems, etc. may be necessary or partially necessary if specified items are not available.
- This GMP is guaranteed for 60 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 (other than Allowances listed), utility recovery or tap fees, and/or water meter fees shall be paid for by Owner and are not included.

Contingency, Fee, and Allowances

- **Construction Contingency of \$5,500,000** is included in this proposal – Construction Contingency is intended to be used at CORE's sole 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. Documentation of expenditures shall be provided to Client.
- **Owner/Design Contingency of \$2,000,000** – 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.
- **Construction Manager's Fee** - Upon the establishment of the Guaranteed Maximum Price (GMP) as set forth in AIA A133 Section 6.1.1, the Contractor's Fee shall convert to a fixed fee. This fixed fee shall be determined based on the agreed percentage of the Cost of the Work at the time the GMP is established. Once fixed, the Contractor's Fee shall not be subject to adjustment, except as set forth in Section 6.3.
- **Allowance #1: Pier Overage – Not Applicable with ACIP**
- **Allowance #2: CoServ Electrical Utility Service (New and Relocation) - \$200,000**
- **Allowance #3: Door Hardware Attic Stock - \$75,000**
- **Allowance #4: Energy Code Inspection - \$5,000**
- **Allowance #5: Building Plaque - \$5,000**
- **Allowance #6: Signage (Building Letters) - \$25,000**
- **Allowance #7: ERRS System – BY OWNER**
- **Allowance #8: CoServ Gas Connection - \$6,800**
- **Allowance #9: Construction Water - \$700,000** – All temporary water utility costs as necessary for construction.
- **Allowance #10: Promethean Boards - \$475,000**
- **Allowance #11: Permit Comments - \$35,000**
- **Allowance #12: Graphics - \$200,000** – All graphics that are indicated but not delineated and defined are not included in GMP. This allowance shall be utilized for custom wallcoverings, painted graphics/logos, and other related items.
- **Allowance #13: Cold/Hot Weather Additives for Concrete - \$40,000**
- **Allowance #14: Road Tie-In Adjustments - \$30,000**
- **Allowance #15: Library Book Stacks - \$163,000**
- **Allowance #16: Weight Room Equipment - \$250,000**
- **Allowance #17: Storage Shelving for Attic Stock - \$70,000**
- **Allowance #18: Scope Options Log – (\$1,258,774)** - Accepted Items (See Exhibit SO-1.1 dated 09.13.24)

Alternates (response to unanswered Alternates required by 12/31/24 to maintain pricing below):

- Add Alternate #1: Greenhouse - \$351,508
- Add Alternate #2: Provide ROTC Classroom in Lieu of Storage – Accepted (included in GMP)
- Add Alternate #3: Provide all domestic water booster pumps - \$225,176
- Add Alternate #4: Provide fire pump at the indoor practice field - \$192,360

- Add Alternate #5 Provide closed cell spray foam insulation in lieu of thermal batt – Accepted (included in GMP)

Unit Prices:

- Topsoil Import: \$30/CY

General Assumptions

1. Price is based on documents issued by 6/12/2024 Architects as enumerated in the List of Documents.
2. 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.
3. General Conditions, as defined by the Contract, shall be considered Cost of Work items.
4. All cost savings or any approved value engineering savings will be added to the CMAR’s Contingency.
5. We assume normal working hours (6 days a week) 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.
6. Normal shrinkage cracking of the slab is expected and shall not be cause for removal or replacement of structurally sound slabs
7. 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”.
 - o SDI is included at a fixed rate of 1.4% (include any anticipated rate increases and date it goes into effect)
 - o Payment and Performance Bond is included at a fixed rate of .67% (include any anticipated rate increases and date it goes into effect)
 - o GL Insurance is included at a fixed rate of 1.1% (include any anticipated rate increases and date it goes into effect)
 - o 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. Rates may adjust annually to account for salary increases.

	<u>Standard Rate</u>	<u>Overtime Rate</u>
Project Management:		
Project Director	\$165.00	-
Sr. Project Manager	\$145.00	-
Project Manager	\$140.00	-
Scheduler	\$125.00	-
Asst. Project Manager	\$105.00	-
Construction Coordinator	\$100.00	-
Project Accountant	\$95.00	-
Project Engineer	\$90.00	-
Contracts Administrator	\$90.00	-
Information Systems Technician	\$85.00	-
Intern	\$45.00	\$65.00

Field Operations:



Director of Field Operations	\$160.00	-
General Superintendent	\$155.00	
Sr. Superintendent	\$145.00	-
Superintendent	\$120.00	-
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

- a. If Type 1L Concrete is specified, or required by any Code Requirements, CORE Construction and their Trade Partners shall not be held responsible for any issues concerning hardness, flatness, flooring warranties, and/or failures in the concrete or properties of flooring adhesion in any way, for any amount of time.
- b. Commissioning
- c. Test & Balance
- d. Materials testing
- e. Furniture Package
- f. Move Management
- g. 4/A4.34 Exclude insulation behind IGU (confirmed not needed)
- h. Exclude ASTM E 1105 Chamber Test (nozzle test is included)
- i. Emergency call button at every teacher’s desk (confirmed not needed)

Other Scope Specific Assumptions and Clarifications:

DIVISION 8 | Site Utilities

1. Included:
 - a. CORE reserves the right to cap and abandon existing utilities in place.
2. Excluded:
 - a. Fiber Line Relocation & Coordination.
 - b. We exclude any cost and/or schedule impacts due to encountering rock, or other unforeseen obstructions, hazardous materials, or contaminated materials.

DIVISION 15 | Landscaping

1. Excluded:
 - a. Subsoil drainage at raised planter beds.

DIVISION 27 | Concrete

1. Included:
 - a. 8" Slab on grade at irrigation well

DIVISION 32 | PEMB

1. Included:
 - a. Metal panels for PEMB are per specification 13 34 19
 - b. Girt framing to support translucent panels to replace all steel tubes.
2. Excluded:
 - a. Any tube steel related to details pertaining the PEMB building in details A34.12 and A34.13

DIVISION 47 | Roofing

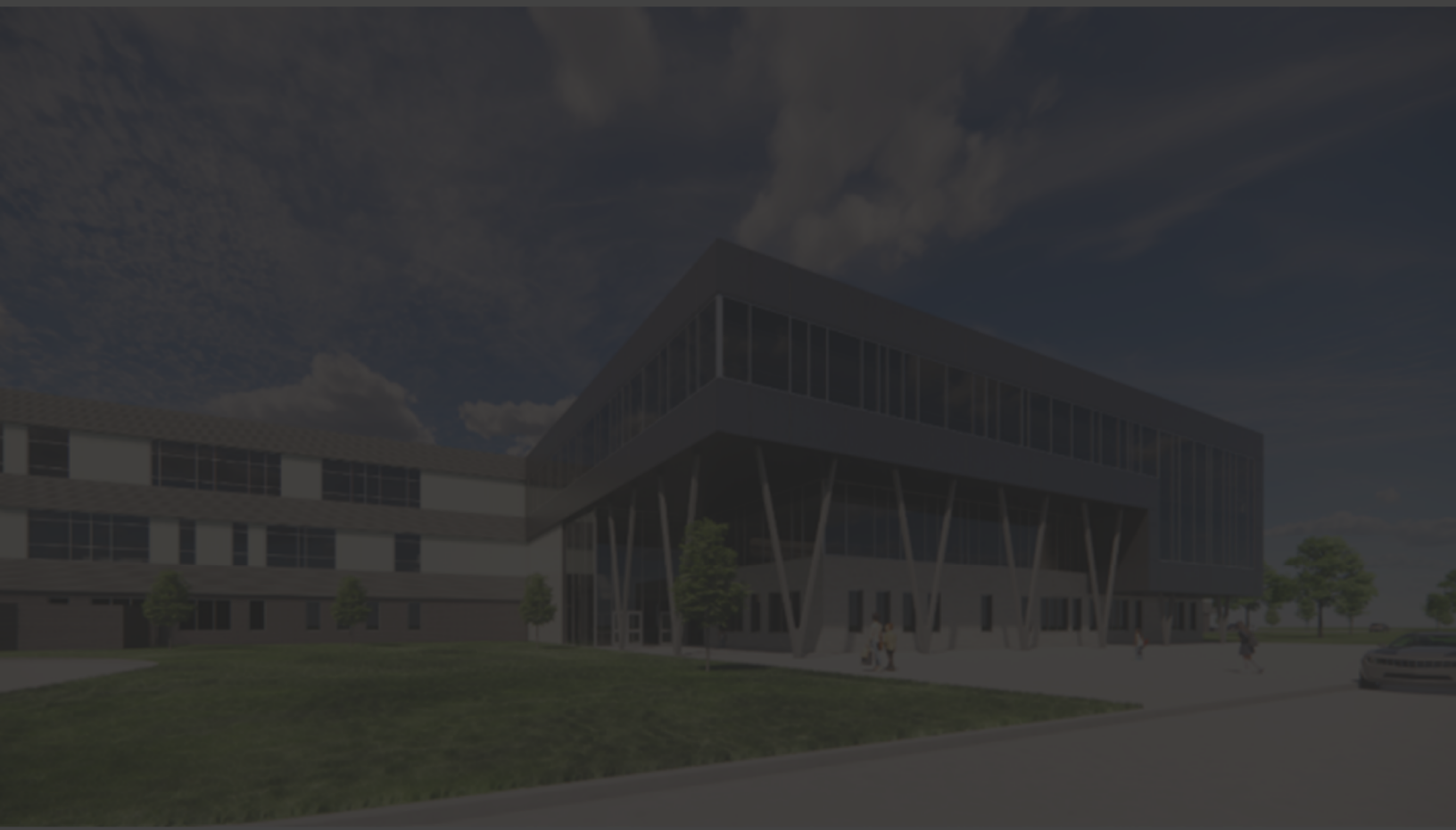
1. Included:
 - a. "MCP-01 Centria Prefabricated" is not an available product. Instead, it will be manufactured using Centria 24 G.A. flat sheets to match the MWP-01 wall panel color (Medium Gray), rolled onsite.
 - b. At the Multi-Purpose building south side the plans refer to a modified bitumen roof, but this is a PEMB structure. We have included a PEMB Metal Roof over the PEMB structure (to match the remainder of the building)

DIVISION 74 | Golf Equipment / Golf Simulators

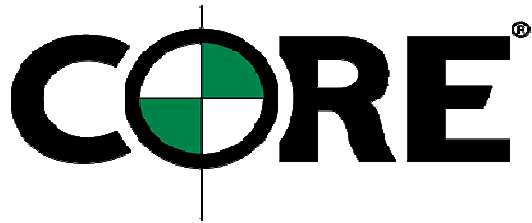
1. Included:
 - a. We include TRACKMAN Label specific model per the quote.
 - b. This includes the golf netting and attachments as shown.
 - c. We include a solid wood enclosure and platform, projector, 24" LCSD touchscreen, and hitting mat and sound bar
 - d. We include FS Unlimited subscription, and Sports Pack 3 multi-sport license.
 - e. We include golf netting and attachments as shown.

DIVISION 99 | HVAC

1. Excluded:
 - a. Test & Balance & Commissioning



GMP Cost Summary



Denton High School #5

GMP

LOCATION: Cross Roads, TX

ARCHITECT: VLK

DURATION(mnths): 33

WARRANTY(yrs): 1

SITE ACREAGE: 127

SQUARE FOOTAGE: 667,874

Current Status	Description	All Costs For Reference	Total Accepted Construction Costs
BASE PRICE			
Accepted	Base Price	\$304,027,941	\$304,027,941

ALTERNATES			
Not Accepted	ALT #1 - Provide the greenhouse and associated improvements	\$350,767	Not Accepted
Accepted	ALT #2 - Provide the ROTC classroom layout in lieu of the storage area as shown	\$588,506	\$588,506
Not Accepted	ALT #3 - Provide all domestic water booster pumps	\$215,759	Not Accepted
Not Accepted	ALT #4 - Provide the fire pump at the indoor practice field / multipurpose building	\$184,316	Not Accepted
Accepted	ALT #5 - Provide closed cell spray foam insulation per section 07 21 19 - FOAMED-IN-PLACE INSULATION in lieu of thermal batt.	\$380,747	\$380,747
Not Accepted	ALT #6 Landscape Maintenance 1 year	\$367,204	Not Accepted

GMP TOTAL - BASE BID + ALT #2 + ALT #5			\$304,997,194
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