

Lee Lewis

Construction, Inc.



February 10, 2015

Ector County Independent School District

David Finley

802 N. Sam Houston Ave

Odessa, Texas 79761

Re: Odessa High School Phase 4: Kitchen and Main Building Renovation – GMP Pricing

Dear Mr. Finley,

Lee Lewis Construction, Inc. proposes the following Guaranteed Maximum Price on the above referenced project according to plans and specification prepared by JSA Architects, Odessa, Texas.

Assumptions & Clarifications

As approved by ECISD, the Guaranteed Maximum Price (GMP) for the Odessa High School Phase 4: Kitchen and Main Building Renovation is as follows:

1. The GMP is for the entire Scope of Work described by the Contract Documents, including these assumptions and clarifications. The line items in the GMP Summary are not individually guaranteed. Any line items in the GMP that arrive under budget at 100% Construction Documents will have the balance thereof remain in the GMP to cover cost of the Work for items including but not limited to, overruns in other GMP line items, other budgeted items, or scope uncertainties. Remaining balances will be returned to the Owner at project completion in accordance with the Construction Manager at-Risk Agreement.
2. Project substantial completion to be as determined via separate correspondence.
3. Of the eight (8) Alternates available, Zero (0) were accepted by the Owner.
4. Base GMP does not include any new Markerboards, Tackboards or Smartboards.
5. The only Site Work included in the Base GMP is the Building Pad. All other Site Work, Site Paving and Landscaping is Specifically Excluded.
6. Base GMP specifically excludes Fire Extinguishers and Fire Extinguisher Cabinets.
7. Base GMP specifically excludes any new Projector Screens or Projectors.
8. Base GMP specifically excludes any Blinds or Shutters for Windows.
9. Base GMP specifically excludes any Acoustic Sound Components for all Areas.
10. Base GMP specifically excludes any Rework of Existing Fire Sprinkler Systems.
11. Base GMP Specifically excludes any Interior or Exterior Signage or Allowances for said Items.
12. Base GMP specifically excludes Wet Pipe Fire Sprinkler System.

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Odessa High School Phase 4: Kitchen and Main Building Base GMP	\$ 4,262,016.00
VE#1 Standard Plastic Laminate vs. Corian Tops	(\$24,129.00)
VE#2 Switch from "Protect-All" to poured Epoxy or Quartz Tile	(\$15,000.00)
VE#3 Delete new Data in Main Building Classrooms	(\$20,000.00)
VE#4 Omit Interior Signage Allowance	(\$20,000.00)
VE#5 Omit IT Data Allowance	(\$20,000.00)
VE#6 Omit Decorative Railing (at Collaborative Area)	(\$15,000.00)
VE#7 Omit New Scope of Work at Women's 252A and 252B	(\$20,000.00)
FINAL GMP Amount after VE Deductions is	<u>\$4,127,887.00</u>

Lee Lewis Construction, Inc. will proceed with this work upon your approval.

Should you need any additional information or have any questions please contact me.

Sincerely,

Lee Lewis Construction, Inc.

David C. Meadows
Executive Vice President

cc: Kirk Hughlett
LLCI File