

LCISD BlueTrack Addition and Renovations

Early Release HVAC -GMP 1

03/01/2023



Gilbane Building Company

March 1, 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- Early Release HVAC GMP 1

Dear Kevin McKeever

Please find enclosed our Guaranteed Maximum Price (GMP) Proposal for the LCISD – Early Release HVAC Package for Lamar Consolidated High School and Pink Elementary. Pricing is based on drawings released by Corgan, Wylie and DBR on 2/17/2023.

The completion schedule will be driven by long lead time material procurement and as such we have obtained pricing from the suppliers listed in the contract documents. Gilbane presents our GMP-1 of Four Million, Two Hundred Seventy Five Thousand, Three Hundred Seventy Seven Dollars and No Cents. (\$4,275,377.00). Our GMP-1 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 (NTP) to release the proposed manufacturers. This NTP will be sent directly to the suppliers selected. This NTP is what the suppliers require to begin the shop drawing process and secure a spot in line for fabrication of the listed material.

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

			Vendor		
DESCRIPTION			Bid	Vendor	GMP 1
20 05 14	VFDs For High School Cooling Towers Only	20A	17,000	S&S	17,000
23 65 19	Cooling Towers - For High School Only	23A	314,770	S&S	314,770
23 73 00	Air Handling Units - High School Only	23A	1,095,000	TAS	1,095,000
23 73 00	Air Handling Units- High School Only- Add for Ionization	23A	34,000	TAS	34,000
23 64 16	Water Chilling Units- High School Only	23A	945,000	TAS	945,000
23 64 16	Water Chilling Units- High School Only- 5 Year Warranty	23A	77,600	TAS	77,600
23 52 16	Boiler for Pink Elementary Only	23A	69,425	S&S	69,425
	Pumps for Pink Elementary Only	23A	21,530	S&S	21,530
	Long Lead Material Allowance		1,250,000		1,250,000
SUBTOTAL SUBCONTRACTOR			3,824,325		3,824,325
CONTRACTOR DEFAULT INSURANCE (1.2% * Sub Cost)			Incl in GMP 2		Incl in GMP 2
BUILDING PERMIT			BY LCISD		BY LCISD
PRECONSTRUCTION SERVICES			Separate PO		Separate PO
GENERAL CONDITIONS (8.3%)			\$354,856		354,856
FEE (2.25%)			\$96,196		96,196
SUBTOTAL - Cost of the Work (COW)			\$4,275,377		4,275,377
				CONSTRUCTION CONTINGENCY 0.000%	0
				GMP 1 TOTAL TOTAL	4,275,377

Clarifications

General

1. This GMP for the LCISD- Early Release HVAC Package is based on the contract drawings prepared by Corgan, Wylie and DBR and released on 2/17/2023. See the Document Enumeration Section for a complete list of documents. All other documents and agreements between the Owner and Gilbane are excluded.
2. The purpose of this GMP is to release specific long lead HVAC related Material and Equipment. Pricing is for the cost of material only and a subsequent GMP will be presented for price of install of each unit.
3. This GMP includes pricing only for the listed material in the GMP breakdown on Page 3 for Lamar Consolidated High School and Pink Elementary School. All other Schools and Areas as part of the LCISD Blue Track Additions and Renovations Project are excluded from this GMP.
4. The GMP is based upon open, competitive bidding by the suppliers listed in the Contract documents.
5. Upon approval of this GMP. LCISD will produce a Letter Of Intent to each successful supplier which will release the supplier to begin the shop drawing process and secure a spot in line for production.

Insurance and Taxes

Insurance and taxes are clarified as follows:

LCISD is a tax exempt entity.

General Liability insurance, Payment and Performance Bonds, and Builder's Risk Insurance are included in the 8.3% General Conditions at the following rates:

GL Insurance - $\$6.95/\$1000 \times \text{Total Project Cost}$

Builder's Risk Insurance – An estimate of \$75,000 is included. This amount will be adjusted once final scope of work is defined and the policy can be purchased from the insurance market.

Payment and Performance Bond - $.6\% \times \text{Total Project Cost}$

Contingency

We have not included a Contingency in GMP 1 since it is just an early equipment purchase. A Contingency will be included in future GMP amendments as required.

Allowance

With the volatility in the market in regards to Supply Chain we have included an allowance in the amount of \$1,250,000 which will be used in the event of any issues with securing material with this scope.

Document Enumeration

The following documents were used in the preparation of this GMP.

Plans & Other Documents

1. Corgan Architects – 20 East Greenway Plaza, Suite 410, Houston, TX 77046
2. Wylie Engineering – 1 Greenway Plaza, Suite 1100, Houston, TX 77046
3. DBR Engineering- 9900 Richmond Avenue, South Building, Suite 300, Houston, TX 77042

Specifications	2/17/2023
23 52 16 Condensing Boilers	
20 05 14 Electronic Variable Speed Drives	
23 41 10 Air Filtering	
23 64 16 Water Chilling Units - Centrifugal	
23 65 19 Cooling Towers - Steel	
23 73 00 Air Handling Units	

Drawings	2/17/2023
M05-01 Mechanical Schedules	Issue For GMP-1
M05-02 Mechanical Schedules	Issue For GMP-1
M05-03 Mechanical Schedules	Issue For GMP-1
M5.01 Mechanical Schedules	Issue For GMP-1

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