

**Odessa High School Additions and Renovations (Science and Athletic Building)  
Explanation of Guaranteed Maximum Price (GMP)  
2-12-2014**

Attached is documentation from Lee Lewis Construction, Inc. detailing the bid breakdown and the Guaranteed Maximum Price. As a reminder, the Guaranteed Maximum Price (GMP) is the maximum cost of the project (as defined in the specifications and drawings) that the Construction Manager-at-Risk is contractually obligated to meet. The GMP can be increased or decreased by an approved change order. In the event that any construction item arrives under budget, the balance will remain in the GMP to cover any overruns in the cost of the work, other budgeted or non-budgeted items or scope changes. Once the project is complete any remaining balances will be returned to the ECISD.

This packet includes, the official letter stating the GMP, dated February 11, 2014 (one page) and the detailed bid breakdown from all suppliers and contractors, entitled ***Odessa High School Additions and Renovations (Phase 1 - Science and Athletic Building)***.

***GMP Letter:***

This one page letter is the official statement from Lee Lewis Construction, Inc. of the Guaranteed Maximum price of \$10,605,998. The letter also states the actual cost of the project to be \$10,407,003. This difference in cost is due to the existing Odessa High School Science Equipment fund that was established to fund science furniture and equipment for the campus (\$276,741).

***Bid Breakdown:***

This 5 page document details all the bid items, costs and suppliers and/or contractors. It is important to note that the project generated a healthy balance of local and non-local contractors. A few notable local contractors are: Lydick Roofing (roofing systems-075113), Brazos Door and Hardware (door hardware-087100) and Dennard Electric (electrical system-section 26).

Page (4 of 5) lists seven items to be considered for value engineering (VE). These items are identified by the CMAR during bid review as potential savings to the projects.

- The first four items listed are specification changes to the science furniture that were optional accessories or not needed. These savings were proposed by the supplier as they will not affect the overall quality or function of the specified furnishings.
- ***The Tackboard Allowance Savings*** reflects the cost of the tackboards already included in the cost of the work; which accounts for this savings.
- ***Science Casework Fund*** is described above.
- ***CVPC Material for Acid Waste*** is a specification change allowed by building code for the acid waste piping above the ceilings.

Page (5 of 5) list four alternates that were included in the event that the project costs were over our established budgets. Due to the fact that the GMP is under our original budget of \$10,720,000 these four alternates were not considered. In conclusion, we are very pleased with the outcome of the bids and the due diligence from Lee Lewis Construction, Inc. and JSA architects in assisting ECISD in arriving at this Guaranteed Maximum Price.