



**STEELE & FREEMAN, INC.**  
CONSTRUCTION MANAGERS

Amendment I AIA A133/CMc  
Exhibit '7' - Guaranteed Maximum Price  
3/23/2022 : Date

**PROJECT:**  
**EVERS PARK ELEMENTARY SCHOOL - RENOVATIONS**

**ARCHITECT:**  
**STANTEC ARCHITECTURE INC.**  
**6080 TENNYSON PARKWAY**  
**SUITE 200**  
**PLANO, TEXAS 75024**

**SFI JOB No. :**  
**5502.006**

**COST SUMMARY - GUARANTEED MAXIMUM PRICE**

<b>DIVISION</b>	<b>BID PACKAGE DESCRIPTION</b>	<b>TOTAL COST</b>
01	GENERAL CONDITIONS	\$270,472
01	SPECIAL REQUIREMENTS	\$52,062
02	EXISTING CONDITIONS	\$175,685
03	CONCRETE	\$38,967
04	MASONRY	\$24,087
05	METALS	\$3,800
06	WOODS, PLASTICS and COMPOSITES	\$197,174
07	THERMAL and MOISTURE PROTECTION	\$51,880
08	OPENINGS	\$343,707
09	FINISHES	\$643,796
10	SPECIALTIES	\$16,449
21	FIRE SPRIKLER	\$40,885
22	PLUMBING	\$65,000
23	HEATING, VENTILATING, and AIR CONDITIONING (HVAC)	\$43,000
26	ELECTRICAL	\$30,130
31	EARTHWORK	\$55,624
<b>SUBTOTAL</b>		<b>\$2,052,718</b>
00	LABOR BURDEN	\$19,418
00	CONTRACTOR CONTINGENCY	\$82,937
00	OWNER BETTERMENT	\$47,393
00	PAYMENT and PERFORMANCE BONDS	\$24,644
00	BUILDERS RISK	\$2,607
00	GENERAL / EXCESS LIABILITY	\$9,952
00	CONSTRUCTION MANAGER FEE	\$98,460
00	SUBCONTRACTOR DEFAULT INSURANCE FEE	\$31,507
<b>TOTAL GMP</b>		<b>\$2,369,636</b>
ALTERNATE No. 2	New Grab Bars	\$2,011
ALTERNATE No. 3	New Toilet Accessories	\$4,483
ALTERNATE No. 4	Remove and Repaint Popcorn Ceiling Area	\$66,532
ALTERNATE No. 6	Masonry Cleaning	\$2,673
ALTERNATE No. 7	Painting of Gyp Board Ceilnigs	\$14,080
ALTERNATE No. 12	New Thermal Batt Insulation @ Soffits	\$28,184
<b>TOTAL GMP - (CONSTRUCTION COST + ACCEPTED ALTERNATES)</b>		<b>\$2,487,599</b>



**STEELE & FREEMAN, INC.**  
CONSTRUCTION MANAGERS

Amendment I AIA A133/CMc  
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3/23/2022 : Date

**PROJECT:**  
**HODGE ELEMENTARY SCHOOL - RENOVATIONS**

**ARCHITECT:**  
**STANTEC ARCHITECTURE INC.**  
**6080 TENNYSON PARKWAY**  
**SUITE 200**  
**PLANO, TEXAS 75024**

**SFI JOB No. :**  
**5502.008**

**COST SUMMARY - GUARANTEED MAXIMUM PRICE**

<b>DIVISION</b>	<b>BID PACKAGE DESCRIPTION</b>	<b>TOTAL COST</b>
01	GENERAL CONDITIONS	\$301,918
01	SPECIAL REQUIREMENTS	\$52,062
02	EXISTING CONDITIONS	\$181,688
03	CONCRETE	\$1,813
04	MASONRY	\$48,029
05	METALS	\$14,280
06	WOODS, PLASTICS and COMPOSITES	\$287,047
07	THERMAL and MOISTURE PROTECTION	\$66,105
08	OPENINGS	\$134,612
09	FINISHES	\$958,098
10	SPECIALTIES	\$42,434
21	FIRE SPRIKLER	\$43,887
22	PLUMBING	\$55,000
23	HEATING, VENTILATING, and AIR CONDITIONING (HVAC)	\$43,000
26	ELECTRICAL	\$84,200
31	EARTHWORK	\$55,623
<b>SUBTOTAL</b>		<b>\$2,369,796</b>
00	LABOR BURDEN	\$23,674
00	CONTRACTOR CONTINGENCY	\$95,770
00	OWNER BETTERMENT	\$54,726
00	PAYMENT and PERFORMANCE BONDS	\$27,089
00	BUILDERS RISK	\$3,010
00	GENERAL / EXCESS LIABILITY	\$11,492
00	CONSTRUCTION MANAGER FEE	\$114,182
00	SUBCONTRACTOR DEFAULT INSURANCE FEE	\$36,538
<b>TOTAL GMP</b>		<b>\$2,736,277</b>
ALTERNATE No. 1	MCT in lieu of LVT	\$65,211
ALTERNATE No. 2	New Grab Bars	\$2,462
ALTERNATE No. 3	New Toilet Accessories	\$5,606
ALTERNATE No. 4	Remove and Repaint Popcorn Ceiling Area	\$16,989
ALTERNATE No. 6	Masonry Cleaning	\$20,867
ALTERNATE No. 7	Painting of Gyp Board Ceilings	\$13,015
ALTERNATE No. 12	New Thermal Batt Insulation @ Soffits	\$27,849
ALTERNATE No. 13B	New Storefront Systems	\$21,372
<b>TOTAL GMP - (CONSTRUCTION COST + ACCEPTED ALTERNATES)</b>		<b>\$2,909,648</b>
<b>ALTERNATES NOT ACCEPTED</b>		
ALTERNATE No. 13A	New Hollow Metal Systems	\$21,600
ALTERNATE No. 14	New Window Film	\$9,125



**PROJECT:**  
**PECAN CREEK ELEMENTARY SCHOOL - RENOVATIONS**

**ARCHITECT:**  
**STANTEC ARCHITECTURE INC.**  
**6080 TENNYSON PARKWAY**  
**SUITE 200**  
**PLANO, TEXAS 75024**

**SFI JOB No. :**  
**5502.01**

**COST SUMMARY - GUARANTEED MAXIMUM PRICE**

<b>DIVISION</b>	<b>BID PACKAGE DESCRIPTION</b>	<b>TOTAL COST</b>
01	GENERAL CONDITIONS	\$210,714
01	SPECIAL REQUIREMENTS	\$52,062
02	EXISTING CONDITIONS	\$114,152
03	CONCRETE	\$37,445
04	MASONRY	\$46,702
07	THERMAL and MOISTURE PROTECTION	\$55,835
09	FINISHES	\$402,566
22	PLUMBING	\$8,500
31	EARTHWORK	\$55,623
<b>SUBTOTAL</b>		<b>\$983,599</b>
00	LABOR BURDEN	\$8,474
00	CONTRACTOR CONTINGENCY	\$22,221
00	OWNER BETTERMENT	\$22,221
00	PAYMENT and PERFORMANCE BONDS	\$12,888
00	BUILDERS RISK	\$1,222
00	GENERAL / EXCESS LIABILITY	\$4,666
00	CONSTRUCTION MANAGER FEE	\$42,229
00	SUBCONTRACTOR DEFAULT INSURANCE FEE	\$13,513
<b>TOTAL GMP</b>		<b>\$1,111,033</b>
ALTERNATE No. 6	Masonry Cleaning	\$9,174
ALTERNATE No. 8	Masonry Repair	\$13,340
<b>TOTAL GMP - (CONSTRUCTION COST + ACCEPTED ALTERNATES)</b>		<b>\$1,133,547</b>