



December 13th, 2019

Mr. Chris Gukeisen
Office of the State Engineer
Joe Foss Building
523 East Capitol Avenue
Pierre, South Dakota 57501

Re: Dakota State University Residence Village
OSE# - R0418--03X
Guaranteed Maximum Price Proposal

Dear Chris,

We are pleased to provide our Guaranteed Maximum Price (GMP) for the new Dakota State University Residence Village project.

Section 1: Documents/Information used to Develop GMP Estimate/Proposal

The GMP estimate was prepared from the following design documents:

- 100% Design Development Drawings and Specifications prepared by Architecture Incorporated dated November 19th, 2019.
- Geotek Engineering and Testing Services, Inc. Report dated August 15th, 2019 and addendum issued November 5th, 2019.
- General Assumptions listed in Section 4 of this proposal.
- Items listed as "Not Included" in Section 5 of this proposal.
- Items listed as "Specifically Included" in Section 6 of this proposal.
- Allowances with associated cost as listed in Section 7 of this proposal.

Section 2: Guaranteed Maximum Price (GMP):

Guaranteed Maximum Price Proposal: \$ 10,922,300.00

- Reference Attachment "A" for the breakdown of estimated construction costs

Section 3: GMP Package Alternates:

Outline of Potential Add/Deduct Alternates (NOT INCLUDED IN THE BASE GMP):

Alternate No.1: Add Precast Caps at Top of Parapet Wall (319 LNFT.)	Add:	\$	26,875
Alternate No.2: Add Precast Panel and Brick Projections	Add:	\$	207,700
Alternate No.3: Mechanical Trash Enclosure Allowance	Add:	\$	64,930
Alternate No.4: Masonry Gateway Column Allowance	Add:	\$	16,070
Alternate No.5: Fire Sprinkler Pre-action Systems at MDF/IDF Rooms	Add:	\$	64,285
Alternate No.6: Int. Frost Piers at Int. Column Locations	Add:	\$	9,020
Alternate No.7: Thermal Fused Doors in Lieu of PLAM or Wood Doors	Add:	\$	76,820

Section 4: General Assumptions Used in GMP development:

The GMP estimate was prepared based on the following information:

- The GMP estimate was prepared based on construction documents will be issued in one package as described below.
- The complete Construction Documents are to be issued to the Construction Manager no later than February 14th, 2020 for issuance of bidding of all bid packages on February 17, 2020.

Section 5: Items Not Included in the GMP Estimate:

- Any items listed as add alternates in Section 3 of this amendment
- Electronic security devices furnish and install
- Work on/in north parking lot
- Third party inspections/testing
- Third party commissioning fees
- Owner FF&E items
- Telephone system and associated hardware
- Televisions, computers, or associated wall-mounting systems
- Desktop equipment
- Systems furniture
- Artwork
- Moveable shelving/storage systems
- Design services of any kind
- Apartment Appliances
- Laundry Appliances
- Electronic Card Reader Door Hardware

Section 6: Items Specifically Included in the GMP Estimate:

General Items:

- General Requirements, Winter Work Allowance, Builders Risk Insurance, Contractor's Excise Tax, P&P Bond

Existing Building Demolition

- Only exterior enclosure demolition at the tie-in into the existing resident hall

Site Work Items (as shown on REFERENCED Drawings & Specifications):

- Site Grading, Excavation, Backfill, Erosion Control, Site Concrete
- Site Utilities

Foundations & Structural Items (as shown on REFERENCED Drawings & Specifications):

- Concrete Foundations, Reinforcing Steel, Building Slab on Grade, Equipment Pads, Structural Precast Panels, Structural Steel, Precast Core Floor, Metal Fabrications

Building Shell Items (as shown on REFERENCED Drawings & Specifications):

- Fiberglass Windows, Aluminum Storefront, Exterior Blocking, Joint Sealants
- Exterior Steel Stud Framing
- EPDM Roofing
- EIFS Systems at tie-in to existing stair tower
- Composite and Insulated Metal Panels

Building Fit-up Items (as shown on REFERENCED Drawings & Specifications):

- Interior Rough Carpentry, Interior Joint Sealants, Casework, Finish Carpentry, Doors & Hardware, Painting, Specialties, Acoustical Joint Sealants

Mechanical Systems (as shown on REFERENCED Drawings & Specifications):

- Fire Suppression Systems
- Plumbing & Hydronic Systems
- HVAC & Temperature Control Systems

Electrical Systems (as shown on REFERENCED Drawings & Specifications):

- Electrical Systems: Division 26 Complete
- Communications
- Security systems conduit and wiring with the equipment and install of devices are by Owner
- Fire Alarm System

Section 7: Allowances included in the GMP Estimate:

- Landscaping : \$50,000
- Build-out Finishes at Retail Space (1229 sf): \$61,450

Please feel free to contact me if you have any questions regarding this Guaranteed Maximum Price proposal. We look forward to the continued partnership on this exciting project!

Sincerely,

JOURNEY CONSTRUCTION



John Reiser

Project Manager – Journey Construction

Attachments: Attachment "A": GMP Breakdown Estimate

Cc: Stacy Watters, P.E., Office of the State Engineer
Andrew Eitreim, Architecture Incorporated

DSU RESIDENCE VILLAGE - GMP BUDGET BREAKDOWN SUMMARY

12/12/2019

42,326 gsf

Bid Packages and Buy-Out Categories	\$ 8,931,324.00
2.1 Selective Building Demolition	\$ 22,097.00
3.1 Concrete Footings and Foundations	\$ 260,675.00
3.2 Concrete Flatwork - Building	\$ 159,572.00
3.3 Concrete Reinforcing - Vendor	\$ 47,608.00
3.5 Precast Concrete Corefloor and Structural Wall Panels- Vendor	\$ 1,434,345.00
5.1 Structural Steel and Metal Fabrications - Vendor	\$ 426,608.00
5.2 Structural Steel and Precast Erection	\$ 600,000.00
6.1 Rough Carpentry & Fiberglass Window Instalation	\$ 77,224.00
6.2 Commercial Architectural Casework and Countertops - Vendor	\$ 95,665.00
6.3 Residential Architectural Casework - Vendor	\$ 27,790.00
6.4 Finish Carpentry	\$ 62,370.00
7.1 Sheet Waterproofing	\$ 31,402.00
7.2 EPDM Roofing, Sheetmetal Copings and Downspouts, and Metal Panels	\$ 209,970.00
7.3 Joint Sealants	\$ 96,680.00
8.1 Doors, Frames, and Hardware - Vendor	\$ 207,050.00
8.2 Doors, Frames, and Hardware - Installation	\$ 80,550.00
8.3 Aluminum Storefronts and Glazing	\$ 119,800.00
8.4 Fiberglass Windows - Vendor	\$ 148,515.00
9.1 Drywall Assemblies, Cold-Formed Framing, and EIFS	\$ 859,285.00
9.2 Ceramic Tile	\$ 3,272.00
9.3 Acoustical Ceilings	\$ 26,772.00
9.4 Floor Coverings	\$ 221,456.00
9.5 Exterior and Interior Painting	\$ 116,052.00
10.1 Interior Signage	\$ 4,550.00
10.2 Specialites - Vendor	\$ 31,389.00
10.3 Specialties - Installation	\$ 8,365.00
12.1 Window Treatments	\$ 21,460.00
14.1 Elevator	\$ 125,000.00
21.1 Fire Suppression Systems	\$ 98,723.00
22.1 Plumbing and Hydronics Systems	\$ 888,850.00
23.1 HVAC Systems	\$ 820,987.00
23.2 Automatic Temperature Control Systems	\$ 190,604.00
26.1 Electrical, Communications, Electronic Safety & Security	\$ 888,846.00
31.1 Site Clearing, Earthwork, Excavation & Fill	\$ 148,687.00
31.2 Helical Piles	\$ 72,000.00
32.1 Site Concrete	\$ 63,150.00
32.2 Asphalt Paving	\$ 63,955.00
32.3 Landscaping	\$ 50,000.00
33.1 Site Utilities	\$ 120,000.00
Construction Allowance for Finishes of Retail Space	\$ 61,450.00
Finishes Allowances	\$ 61,450.00
(To Be Disbursed Across Division 9 Packages When Design Complete)	

Construction Allowance for Activity out of Project Limits	\$	70,707.00
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Removal and Replacement of Concrete Paving, Sidewalk, and Curb and Gutter Along Washington Avenue	\$	70,707.00
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General Requirements and Site Support	\$	590,000.00
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Mobilization and Setup	\$	5,643.00
Tools & Equipment	\$	18,878.00
Field Management, Travel Pay, and Field Office Supplies	\$	375,404.00
BIM Coordination and Clash Detection	\$	5,600.00
Temp. Site Facilities & Utilities	\$	37,066.00
Site Management, Clean Up, Final Cleaning	\$	85,445.00
Safety Requirements	\$	15,388.00
Project Closeout Management	\$	3,530.00
Material Handling	\$	6,400.00
IT Costs	\$	12,105.00
Procore - Project Collaboration Software	\$	12,541.00
Site Layout & Staking	\$	12,000.00

Winter Work and Temp. Cooling/Dehumidification	\$	40,000.00
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Winter Work - Temp. Shelters	\$	10,800.00
Winter Work - Temp. Heating	\$	19,640.00
Temp. Cooling/Dehumidification	\$	9,560.00

Project Subtotal:	\$	9,693,481
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BR Insurance	\$	12,140
P&P Bond	\$	55,200
CM Fee (5%)	\$	488,040
Excise Tax	\$	209,179

Construction Contingency	\$	464,260
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Total Construction GMP:	\$	10,922,300
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Add Alternates (Not Part of Base GMP Estimate)		
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Construction Alternates					
A1	Add Precast Caps at Top of Parapet Wall (319 LNFT)	1	ls	26,875.00	26,875.00
A2	Add All Panel and Brick Projections As Shown (Base Only Includes 2 Lower Water Table Projections at 1")	1	ls	207,700.00	207,700.00
A3	Add Mechanical/Trash Enclosure Allowance	1	ls	64,930.00	64,930.00
A4	Add Masonry Gateway Column Allowance	1	ls	16,070.00	16,070.00
A5	Add Fire Sprinkler Preaction Systems at MDF/IDF Rooms	1	ls	64,285.00	64,285.00
A6	Add Int. Column Piers At Spread Footing Locations	1	ls	9,020.00	9,020.00
A7	Add to Change PLAM or Wood Doors to Thermal Fused Doors	1	ls	76,820.00	76,820.00