



February 13, 2018

Mrs. Stacy Langdeau  
Office of the State Engineer  
523 East Capitol Ave.  
Pierre, SD 57501-3182

Re: Dakota State University – Madison Cyber Labs Building  
OSE Project # R0417--02x  
Guaranteed Maximum Price Proposal

Dear Mrs. Langdeau,

We are pleased to provide our Guaranteed Maximum Price (GMP) for the new Madison Cyber Labs Building project on the Dakota State University campus as listed in the following sections.

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

The GMP estimate was prepared from the following design documents and clarification information:

- Design-Development Drawings prepared by JLG Architects dated December 12, 2017
- Design-Development Specifications prepared by JLG Architects dated December 12, 2017
- Design-Development Drawings prepared by West Plains Engineering dated January 19, 2018
- Design-Development Specifications prepared by West Plains Engineering dated January 19, 2018
- Design-Development Drawings prepared by AECOM dated January 10, 2018
- General Assumptions listed in Section 4 of this proposal
- Items listed as "Not Included" in Section 5 of this proposal
- Clarifications to GMP Estimate listed in Section 6 of this proposal

**Section 2: Guaranteed Maximum Price (GMP):**

**Guaranteed Maximum Price Proposal: \$ 14,471,170**

**Section 3: GMP Package Alternates:**

Alternate #1: Add Emergency Power Generator	Add:	\$
Alternate #2: Reduction of Access Floor Area	Deduct:	\$
Alternate#3: Extended Patio at Exterior Collaboration Area	Add:	\$
Alternate #4: Delete Front Entry Canopy and Wing Walls	Deduct:	\$
Alternate #5: Delete Alum. Framed Sliding Glass Wall at Entry to Briefing Room	Deduct:	\$
Alternate#6: Add Windows to Cyclops Stairwell	Add:	\$
Alternate #7: Reduction of Exterior Glazing	Deduct:	\$

**Section 4: General Assumptions Used in GMP development:**

The GMP estimate was prepared based on the following Construction Document issue dates:

- Construction Document Set #A                      Issue Date: March 2, 2017
  - \* Et. Al. Madlabs Construction Documents
  - \* Et. Al. Cyclops Structural and Shell Construction Documents
  
- Construction Document Set #B                      Issue Date: March 2, 2017
  - \* Et. Al. Cyclops Interior Fit-up Construction Documents

**Section 5: Items Not Included in the GMP Estimate:**

- 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, Movable Shelving/Storage Systems
- Food Service or Vending Equipment
- Artwork
- Removal of Boulder Memorial and Statues currently on South Side of Lowry Hall
- Any Site Work located outside of the “Const. Fence Perimeter” Boundary
- Lightning Protection
- Trash Enclosure

## Section 6: Clarifications of Items Specifically Included in the GMP Estimate:

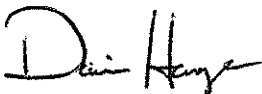
The items listed below represent clarifications to the GMP estimate. These items include specific design items that are different than what is included in the current Design-Development documents per discussions and agreement with the design team and DSU/OSE representatives.

- The front entry canopy and wing walls are included in the base estimate. A Deduct Alternate will be included in the Construction Documents to potentially eliminate.
- The Aluminum Framed Sliding Glass Wall at the entry to the Briefing Room is included in the base estimate. An alternate will be included in the construction documents to change to a drywall partition with (2) door ways.
- The chiller location has been modified from the issued plan set and is planned to be set on the roof of the connection link by the (2) AHUs.
- The height of the connecting link roof between the Madlabs and Cyclops has been adjusted to be the same height as the Madlabs roof structure.
- The layout of the restrooms within the Madlabs and Cyclops have been adjusted from a gender neutral restroom layout to independent gender specific restroom layouts.
- The access floor system in all areas except the MDF, Server Room, and the (4) Telecom Rooms within the Cyclops are priced as the Concore 1250 Series as the basis of design. The MDF, Server, Room, and (4) Telecom Rooms are priced as the Concore 2500 Series as the basis of design.
- The pricing for the carpet flooring over the access flooring system is based on utilizing regular carpet tiles over the access flooring and installed utilizing carpet adhesive squares at the four corners for easy removal and access to the access floor system. The MDF, Server, Room, and (4) Telecom Rooms are priced to have Nevamar HPL finish on the access panels.

Please feel free to contact me if you have any questions regarding this Guaranteed Maximum Price proposal. We look forward to continue to work with your staff and the design team on this exciting project!

Sincerely,

JOURNEY CONSTRUCTION



Darin Hage  
Vice President - Buildings Division

Attachments: GMP Breakdown of Estimated Costs

Cc: Stacy Krusemark, Dakota State University  
Corey Braskamp, Dakota State University  
Dave Van Nieuwenhuyzen, JLG Architects

**Madison Cyber Labs Building GMP Estimate Breakdown**

February 13, 2018

38,640 sf

<b>Site Work</b>		<b>\$</b>	<b>543,380</b>
C1	Demolition of Building Structure	\$	93,000
C1	Site Clearing, Grading, Excavation & Backfill	\$	200,000
C2	Site Concrete Stairs, Walks & Patios	\$	43,880
C3	Site Concrete Paving	\$	37,000
C4	Asphalt Paving	\$	9,500
C5	Landscaping, Plantings, & Irrigation	\$	100,000
C6	Site Utilities	\$	60,000
<b>Foundations &amp; Structural</b>		<b>\$</b>	<b>1,750,505</b>
S1	Concrete Foundations	\$	382,570
S2	Concrete Reinforcing - Vendor	\$	82,005
S3	Slab on Grade Concrete	\$	142,585
S4	Slab on Deck Concrete	\$	53,600
S5	Equipment Pad Concrete	\$	5,080
S6	Miscellaneous Concrete Items	\$	9,000
S7	Structural Steel - Vendor	\$	638,740
S8	Structural Steel - Erection	\$	387,140
S9	Steel Stairs & Handrails	\$	49,785
<b>Building Shell</b>		<b>\$</b>	<b>2,426,030</b>
B1	Precast Veneer System - Vendor	\$	786,375
B2	Precast Veneer System - Install	\$	195,500
B3	Metal Wall Panels - Exterior & Interior	\$	373,545
B4	Aluminum Curtainwalls, Storefronts, Windows, Entrances	\$	473,500
B6	Roof Blocking & Exterior Wall Blocking	\$	24,670
B7	Elevator Pit Sheet Waterproofing/Drain Tile	\$	1,785
B8	Exterior Insulation/Moisture Barrier	\$	89,410
B9	Roofing Systems	\$	413,225
B10	Joint Sealants	\$	68,020
<b>Interior Fitup</b>		<b>\$</b>	<b>2,516,790</b>
F1	Interior Rough Carpentry	\$	16,250
F2	Casework & Solid Surfaces	\$	45,700
F3	Doors & Hardware	\$	148,120
F4	Alum. Framed Sliding Glass Walls	\$	75,000
F5	Drywall & Metal Stud Framing, SA Insulation	\$	791,345
F6	Tile	\$	135,615
F7	Floor Coverings	\$	148,300
F8	Ground/Polished, and Sealed Concrete Floors	\$	9,520
F9	Acoustical Ceilings & Acoustical Panels	\$	123,565
F10	Access Flooring	\$	461,250
F11	Painting	\$	77,010
F12	Specialties - Tlt Acc., Corner Gds, Fire Ext., Lockers, Flag Pole	\$	30,385
F13	Exterior & Interior Signage	\$	27,170
F14	Window Treatments	\$	79,560
F15	RF Shielding Systems	\$	250,000
F16	Compartment Door System	\$	10,000
F17	Elevator	\$	88,000

<b>Mechanical</b>		<b>\$</b>	<b>1,960,950</b>
M1	Plumbing & Hydronic Systems	\$	632,950
M2	Fire Sprinkler Systems	\$	120,000
M3	HVAC & Temperature Controls Systems	\$	1,208,000
<b>Electrical</b>		<b>\$</b>	<b>1,785,000</b>
E1	Electrical Systems (Div 26)	\$	811,440
E2	Communications & Fire Alarm (Div 27/28)	\$	973,560
<b>General Requirements</b>		<b>\$</b>	<b>1,206,975</b>
G1	General Requirements	\$	862,310
G2	Temp. Shelters/ Temp. Heating/Temp. Cooling	\$	49,620
G3	Temp. Scaffold/Stairways, Const. Aids, Protection of Finishes	\$	121,045
G4	Site Requirements, Security, Parking Areas	\$	174,000
		<b>SUBTOTAL: \$</b>	<b>12,189,630</b>
	Builders Risk & GL Insurance	\$	14,630
	Building Permit	\$	-
	Payment & Performance Bond	\$	77,695
	Excise Tax	\$	295,350
	CM Fee (5.0%)	\$	628,865
	Contingency	\$	1,265,000
		<b>BASE TOTAL: \$</b>	<b>14,471,170</b>
		Cost per SF: \$	374

#### Alternates:

A1	Add Emergency Power Generator	Add:	\$
A2	Reduction of Access Floor Area	Deduct:	\$
A3	Extended Patio at Exterior Collaboration Area	Add:	\$
A4	Delete Front Entry Canopy and Wing Walls	Deduct:	\$
A5	Delete Sliding Glass Wall at Entry to Briefing Room	Deduct:	\$
A6	Add Windows to Cyclops Stairwell	Add:	\$
A7	Reduction of Exterior Glazing	Deduct:	\$

**Items Specifically Not Included in Construction Estimate:**

- N1 Testing, Inspections, & Commissioning
- N2 Owner FF & E Items
- N3 Systems Furniture, Movable Shelving/Storage Systems
- N4 Telephone System & Associated Hardware
- N5 Televisions, Computers, or Associated Wall-Mounting Systems
- N6 Desktop Equipment
- N7 Food Service/Vending Equipment
- N8 Artwork
- N9 Removal of Boulder Memorial & Statue Currently South of Lowry Hall
- N10 Site Work Beyond the Extent of Line Identified at "Contract Limit" on Updated Site Plan
- N11 Lightning Protection
- N12 Trash Enclosure