

**GUARANTEED MAXIMUM PRICE
FOR
STANLEY MARSHALL CENTER AND FIRST BANK AND TRUST ARENA
ADDITION AND RENOVATION
SOUTH DAKOTA STATE UNIVERSITY**

February 28, 2022
OSE#R0319—23X/FBT

In accordance with Board of Regents Policy 6.4 for Capital Improvements, South Dakota State University (SDSU) requests approval of the Guaranteed Maximum Price (GMP) as submitted by the construction manager at risk (CM@R), Henry Carlson Construction Inc.

The Facility Design Plan was approved by the by Board of Regents at the December 2021 meeting.

Henry Carlson Construction Inc. has developed the GMP based on the design consultant's (EAPC) 100% Design Development documents dated December 30th, 2021, and the 50% Interiors Development Document dated January 24th, 2022. The scope of the project remains unchanged from the submittal of the Facility Design Plan.

The addition will link the Stanley J Marshall Center to the practice facility, provide a new entry concourse, add suites to the arena, renovate seating, concessions, and restrooms throughout the arena and provide new locker facilities for the basketball and volleyball teams. Renovations will include updating classrooms, concourse, concessions, and building support spaces. This project also includes general maintenance and repair upgrades throughout the facility, as well as the replacement and addition of life safety systems (i.e., fire sprinkler system).

PROJECT COST ESTIMATE	
Guaranteed Maximum Price (GMP) <i>(incl. 5% contingency: \$2,201,134)</i>	\$ 46,283,186
CMR Preconstruction Services fee (\$59,370 included)	Included
M&R Projects (separate from HCC Contract)	\$ 851,765
Professional Design Services	\$ 2,911,500
Commissioning & Construction Testing	\$ 202,800
Project Administration (OSE & SDSU) Services and Fees	\$ 735,974
FF&E	\$ 158,710
Owner Project Contingency (5.3%)	\$ 2,701,375
TOTAL PROJECT COST ESTIMATE	\$ 53,845,310

Approved Funding Source:

FY2021, 22, 23 and 24 HEFF Funds:	\$6,000,000
University Funds (Athletics Source):	\$4,000,000
SDSU Foundation Commitment:	\$44,000,000 (letter attached)
TOTAL:	\$54,000,000

The CMR will develop bid packages with desired start of construction in Spring of 2022, and desired completion Fall of 2024.