

**GUARANTEED MAXIMUM PRICE
FOR
STANLEY MARSHALL CENTER PHASE I
SOUTH DAKOTA STATE UNIVERSITY**

August 31, 2017
OSE#R0316—39X

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 May 2017 meeting.

Henry Carlson Construction Inc. has developed the GMP based on the design consultant's 100% Design Development documents dated July 31st, 2017, and the Geotechnical Report by Geotek Engineering dated June 19th, 2017. The scope of the project remains unchanged from the submittal of the Facility Design Plan. This includes an addition to Stanley Marshall Center to include 2 full size practice gyms, with 4 cross-courts, and provisions to accommodate basketball and volleyball practices. It will be connected by a small link between the existing building and the new addition. This project also includes the associated utility work to serve this phase as well as all future phases of facility improvements.

PROJECT COST ESTIMATE	
Guaranteed Maximum Price (GMP) <i>(incl. 5% contingency: \$433,853)</i>	\$ 9,110,913
CMR Preconstruction Services fee	\$ 39,868
Utility Upgrades & Connections <i>(Serves Phase I and all future phases)</i>	\$ 1,700,000
Professional Design Services	\$ 970,000
Commissioning & Construction Testing	\$ 165,201
Project Administration (OSE & SDSU) Services and Fees	\$ 398,740
FF&E	\$ 95,000
Owner Project Contingency (3.5% of Construction Cost)	\$ 320,277
TOTAL PROJECT COST ESTIMATE	\$12,800,000

Approved Funding Source:

The project will be funded by gifts and donations through the SDSU Foundation, with a current commitment of \$12.8 Million. Total spending authority was approved at \$15,000,000 by the South Dakota Legislature during the 2017 session.

The CMR will develop bid packages with desired start of construction in October 2017, and desired completion November 2018.