

**GUARANTEED MAXIMUM PRICE
FOR
STUDENT WELLNESS CENTER ADDITION
SOUTH DAKOTA STATE UNIVERSITY**

April 4, 2017
OSE# R0315--50X

In accordance with the 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), Journey Construction Professionals/Sioux Falls Construction.

The Facility Design Plan was approved by the BOR Building committee on November 17, 2016, and by Board of Regents at the full meeting on December 6-8, 2016.

Journey Construction Professionals has developed the GMP based on the design consultant's 100% Design Development documents dated February 15, 2017 and Addendum #1. The scope of the project remains unchanged from the submittal of the Facility Design Plan. This includes one new gym court, one multipurpose activity court, additional fitness areas, two racquetball courts, small group exercise room, space for the Outdoor Program, laundry, maintenance, relocation of the north entry and check-desk, and remodeling of the existing facility for expanded fitness space, administrative offices, and student health services.

PROJECT COST ESTIMATE

Guaranteed Maximum Price (GMP)	\$11,503,443
<small>(Includes CMR Contingency: 5% of Construction Costs \$532,158)</small>	
Construction Management Preconstruction Services	\$58,000
Professional Design Services	\$1,411,757
<small>Includes A/E, survey, geotechnical, reimbursables</small>	
Commissioning & Construction Testing	\$140,000
Project Administration (OSE & SDSU) Services and Fees	\$490,000
FF&E & Owner Utility Connections	\$390,000
Owner Project Contingency (3.5% of Construction Cost)	\$406,000
TOTAL PROJECT COST ESTIMATE	\$14,399,200

Approved Funding Source:

\$14,400,000 General Activity Fee increase

We anticipate bidding the following alternates at the time project bids are solicited. The cost of these alternates are not included in the GMP, but may be awarded if funds allow:

1. Lockers: \$10,000

2. Roller Shades Allowance: \$20,000
3. Vinyl Graphics Allowance: \$20,000
4. Canopy over Outdoor Pursuits Loadout Doors: \$8,000
5. Canopy over North Exit: \$8,000
6. Architectural Wood "Portal" Features at Interior Entrances to Health Clinic and Administration Suite: \$25,000
7. Architectural Wood "Portal" Feature at Interior Entrance to Mezzanine Fitness Area: \$4,000
8. Fitness Flooring in Existing Carpeted Area: \$104,160

The first bid package consisting of the foundation, structural elements, and utilities will be ready for solicitation of bids shortly after approval of the Facility Design Plan by the Building Committee, mid to late April. A second bid package consisting of the exterior building shell, interior finishes, mechanical, electrical, and plumbing elements will be ready for solicitation of bids in mid-May. Utility construction could begin as early as late May 2017 followed by building construction beginning in July 2017. The construction is planned to be completed in Fall of 2018.