



April 21, 2014

MEMORANDUM

TO: District Board of Trustees
FROM: Jim Murdaugh, President 
SUBJECT: Guaranteed Maximum Price - Dental Hygiene Phase Two Remodeling

Item Description

This item requests Board of Trustees approval of the Guaranteed Maximum Price for the Dental Hygiene Phase Two Remodeling on the Main Campus.

Overview and Background

The TCC Foundation agreed to donate \$1,250,000 to fund remodeling of the Dental Hygiene Labs at the TCC Main Campus. The project has two phases. The first phase is to remodel the existing Dental Lab, DH 136, into a new Radiology Lab. This work is underway and is expected to be complete by May 1, 2014.

After Phase One work is complete, Phase Two is scheduled to commence in the main Dental Hygiene clinic and associated areas. The Guaranteed Maximum Price for this work is \$557,109. All construction is scheduled to be complete by the start of classes in Fall 2014.

Past Actions by the Board

The District Board of Trustees approved the Guaranteed Maximum Price proposal for Phase One of the Dental Hygiene Remodeling on January 21, 2014.

Funding/Financial Implications

Funds for this project will be provided by the TCC Foundation. Funding of the mechanical portion of the project will be from State Board of Education Bond proceeds.

Staff Resource

Teresa Smith

Recommended Action

Approve the Guaranteed Maximum Price from LLT Building Corporation for the Dental Hygiene Phase Two Remodeling in the amount of \$557,109.00.

**Tallahassee Community College
Facility #6 Dental Hygiene Renovation Phase II**

**Guaranteed Maximum Price Submittal
LLT Building Corporation**

EXECUTIVE SUMMARY

GMP PROPOSAL

LLT Building Corporation is pleased to present our Guaranteed Maximum Price Submittal for the Facility #6 Dental Hygiene Renovation Phase II for Tallahassee Community College. This deliverable is the culmination of the efforts of the Design and Construction Team, whose goal is to provide a balance between design and value. To that end, we submit to you today a Guaranteed Maximum Price of **\$557,109**. This GMP total includes the following (refer to Section 02):

| | |
|--|------------|
| Base Bid | \$ 520,695 |
| Alt 2 – VCT in Storage 103 | \$ 265 |
| Alt 5 – Stainless Steel Counter in 104 | \$ 4,092 |
| Alt 6 – Seamless Flooring in 101 | \$ 13,281 |
| Alt 7 – Pass Thru at 100A/101 | \$ 1,329 |
| Alt 10 – Incorporate PH1 ASI 2 | \$ 17,447 |
| Total GMP | \$ 557,109 |

- Alternate 1 was broken out to show the value of the credit for deleting the work in 105 and 107 only. All work related to Alternate 1 is included in the Base Bid.
- Alternates 3, 4, 9, 11, and 12 are already included in the Base Bid.
- Alternate 8 is included in the Base Bid with the exception of providing a new frame, door and hardware at the door that exists between 101 and 105. The Owner has elected for this door to remain as is.

We have based this proposal on the Construction Drawings dated February 28, 2014 with revisions as of March 20, 2014 and March 21, 2014 as prepared by Barnett Fronczak Barlowe Architects. Select sections from the Phase I Specifications dated December 4, 2014 have been incorporated into the Contract Documents for the purposes of providing a full scope of work. A complete listing of the Contract Documents can be found in Section 04 of this deliverable.

To clarify the Team's understanding of the information contained in the documents and gathered during meetings, we have prepared a narrative explaining the Qualifications, Assumptions and Allowances which apply to this deliverable. Please see Section 03 of this submittal.

INTENT OF DESIGN

This project is designed to modernize the existing dental hygiene program space. The work has been broken up into two different phases to allow the occupants to continue their operations during the renovation process. Phase I included 6 dental chairs installed in an existing classroom space. All overhead MEP items were removed and replaced and the large classroom was partitioned to create 6

work spaces. The existing slab was sawcut, demolished, and reinstalled with subslab utilities installed to each of the new chair locations. TCC provided all of the equipment for this space, LLT provided final connections and new utility infrastructure.

Phase I has an expected early substantial completion date of April 30, 2014. All operations presently performed in the existing operatory of Phase II will be relocated to Phase I, then Phase II demolition and renovation begins. Phase II modifications are primarily to the MEP services, locker room and toilet room modifications and general upgrading of existing finishes.

SCHEDULE

The work planned for Phase II is anticipated to be completed during normal business hours, with the exception of MEP shut downs required for demolition of existing services. This work will be performed on evenings, weekends, or during school holidays.

The Master Project Schedule is based on the following key dates:

| | |
|---|-----------------|
| Notice to Proceed | April 25, 2014 |
| Install Owner Provided Dental Equipment | July 23, 2014 |
| Project Substantial Completion | July 30, 2014 |
| Final Completion | August 30, 2014 |

A detailed proposed construction schedule can be found in Section 05 of this submittal.

TEAM MEMBERS

| | |
|----------------------|---|
| Owner/Client | <u>Tallahassee Community College</u> David Wilde, Direct of Facilities Bill Hunter, Construction Coordinator |
| Architect of Record | <u>Barnett Fronczak Barlow Architects</u> David Fronczak, Principal Jim Hood, Architect |
| Construction Manager | <u>LLT Building Corporation</u> Dennis Tribble, President Vanessa Anderson, Project Manager Scott Dull, Superintendent |