



February 21, 2022

M E M O R A N D U M

TO: Jim Murdaugh, Ph.D.
President

FROM: Barbara Wills, Ph.D.
Vice President for Administrative Services and Chief Business Officer

SUBJECT: Guaranteed Maximum Price - TCC Center for Innovation (CFI) 2nd Floor Renovations Project

Item Description

This item requests approval of the Guaranteed Maximum Price (GMP) for the TCC Center for Innovation (CFI) 2nd Floor Renovations Project.

Overview and Background

This project will include interior renovations to the second floor of the TCC Center for Innovation (CFI) building. This project is located on TCC's Center for Innovation Campus (Site 4), located at 300 West Pensacola Street in Tallahassee, Florida.

The requirements for the GMP solicitation process were reviewed and completed by Childers Construction Company. The bid specifications were approved by TCC and Childers Construction Company and released to the public on December 5, 2021. Proposals from sub-contractors were opened on January 18, 2022 and evaluated accordingly.

As a result of the solicitation, the Guaranteed Maximum Price (GMP) for the construction of the TCC Center for Innovation (CFI) 2nd Floor Renovations Project is \$2,136,612, and supporting documents are attached.

Funding/ Financial Implications

The GMP is \$2,136,612. This construction contract will be funded by local college funds.

Past Actions by the Board

The Board approved the Construction Manager at Risk (CMAR) selection for this project at the October 18, 2021 BOT meeting.

Recommended Action

Approve the attached Construction Manager at Risk Contract and Guaranteed Maximum Price from Childers Construction Company, for the TCC Center for Innovation (CFI) 2nd Floor Renovations Project.

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GUARANTEED MAXIMUM PRICE PROPOSAL FOR:

TCC - Center For Innovation 2nd Floor Improvements

Submitted to:
Tallahassee Community College

February 1, 2022

CHILDERS
CONSTRUCTION CO.



GUARANTEED MAXIMUM PRICE PROPOSAL FORM

TO: Tallahassee Community College
444 Appleyard Drive
Tallahassee, Florida 32304-2815

FROM: Childers Construction Co.
3472 Weems Road, Unit 1
Tallahassee, FL 32301

Vendor ID: 000000609

PROJECT: Center for Innovation
2nd Floor Improvements
300 West Pensacola Street
Tallahassee, Florida 32301

Gentlemen:

I have received the Construction Documents, consisting of the Drawings and the Project Manual entitled "CENTER FOR INNOVATION SECOND FLOOR IMPROVEMENTS" dated DECEMBER 15, 2021 as prepared by ARCHITECTS LEWIS + WHITLOCK. I have also received the following Addenda numbers: ONE AND TWO and have included their provisions in my proposal. I have examined all the Construction Documents and the site and submit the following GMP. \$2,136,612

Table with 2 columns: Alternate # and Price. Row 1: Alternate #1, \$ N/A. Row 2: Alternate #2, \$ N/A. Row 3: Alternate #3, \$ N/A.

By submitting this proposal I agree:

- 1. To enter into and execute a contract within ten (10) calendar days after notice of award, and to furnish performance bonds and labor and material payment bonds in accordance with the general conditions.
2. To accomplish the work in accordance with the Contract Documents and to commence such work on the date to be specified by the Architect in the written "Notice to Proceed" and to substantially complete the project on or before the date specified in the Contract Documents and to final completion within 30 days from substantial completion.
3. To pay as liquidated damages, the sum of \$500.00 for each consecutive day after the date for substantial completion, as specified in the Contract.
4. To pay the sum of 1/4 of the rate previously indicated for each consecutive day beginning 30 days after the date of substantial completion until final completion.
5. To allow being withheld 3 times the installed market value of any item on the punch list, as determined by the Architect, that has not been completed at the time of final completion.

I (We), the undersigned, hereby certify that I (We) have carefully examined the foregoing Proposal after the same was completed and have verified each item placed thereon; and I (We) agree to indemnify, defend and save harmless, TALLAHASSEE COMMUNITY COLLEGE and their agents, against any cost, damage or expense which it may incur or be caused by an error in my (our) preparation of same.

In witness whereof, the Bidder has hereunto set his signature and affixed his seal this day of FEBRUARY 1, A.D., 2022.

Handwritten signature and line for Authorizing Signature



Handwritten date 2/1/2022 and line for Date

DESCRIPTION OF WORK

**Center for Innovation
Second Floor Improvements
300 W. Pensacola Street
Tallahassee Community College**

Project Scope:

The Center for Innovation Second Floor Improvements Project consists of Interior Renovations totaling 10,900 SF. The Interior Renovations include Demolition, Concrete Polishing, Plastic Laminate Cabinets, Counter Tops and Upholstered Seating. Includes new Door Frames, Doors and Hardware, Drywall Partitions, Acoustical Wall Panels, Acoustical and Linear Ceilings. Includes new Flooring and Tile, Painting and Toilet Specialties. Includes upgrades to Plumbing, Mechanical, Fire Protection and Electrical Systems. Includes Audio and Visual Systems throughout the renovated areas for enhanced video conferencing and communication.

Long Lead Items:

<u>Description</u>	<u>Estimated Lead Time</u>	<u>Required Procurement</u>
Knock Down Door Frames	12 Weeks	Order 2 Weeks from NTP
Pre-finished Wood Doors	14 Weeks	Order 2 Weeks from NTP
Acoustical Wall Panels	16 Weeks	Order 2 Weeks from NTP
Linear Ceilings	14 Weeks	Order 2 Weeks from NTP
Carpet	8 Weeks	Order 2 Weeks from NTP
Hard Tile	9 Weeks	Order 2 Weeks from NTP
HVAC Equipment/Valves	16 Weeks	Order 2 Weeks from NTP
Light Fixtures	10 Weeks	Order 2 Weeks from NTP
Visual Displays	20 Weeks	Order 2 Weeks from NTP

CLARIFICATIONS & ASSUMPTIONS

Center for Innovation Second Floor Improvements 300 W. Pensacola Street Tallahassee Community College

General:

1. GMP is based on Contract Documents from Architects Lewis + Whitlock dated December 15, 2021.
2. Includes 3% Contingency.
3. Includes Subcontractor Liability Insurance.
4. Includes Performance and Payment Bonds.

Staff and General Conditions:

1. Includes a 7 month or 30 Week Duration.
2. Includes Part-time supervision for 30 Weeks. (4 Weeks for Mobilization and Punchlist)
3. Includes Full-time supervision for 30 Weeks. (4 Weeks for Mobilization and Punchlist)
4. Includes Full-time site access coordination and clean-up labor for 30 Weeks. (4 Weeks for Mobilization and Punchlist)
5. Construction Power and Water Usage Costs **by TCC**.
6. City of Tallahassee Building Permit Fees Included in **Pre-Construction Proposal**.
7. Includes Temporary Toilets for 7 Months.
8. Includes Dump Truck Costs and Dump Fees.
9. Includes Misc. Rental Equipment.
10. Includes Parking Fees for Childers Staff and Rental of 3 Meters Adjacent to the Building.
11. Includes X-Ray/Radar of the Existing Structure for Core Drilling Penetrations Only. Consulting, Engineering or Modifications to existing structure to be **by TCC** (if required).

Demolition:

1. **Excludes** Hazardous Material Testing and Abatement.
2. Includes Demolition **Bid Package 2A – Demolition**.
3. Includes Temporary Dust and Floor Protection.
4. Includes Interior Finish Protection at the Disturbed areas on the Adjacent Floors.
5. Includes Temporary Dust Partition Wall at the Atrium Stairs for the Duration of the Project.

Concrete:

1. Includes **Bid Package 3A – Polished Concrete.**
2. **Excludes** any unforeseen structural or cosmetic conditions of the existing concrete during Concrete Polishing.

Metals:

1. Includes Allowance for the Steel Supports at the Seating Booths and the Air Curtain.

Carpentry:

1. Includes **Bid Package 6A – Cabinets, Solid Surface and Upholstery.**
2. Laminate and Solid Surface Finish Selection are **not known** at this time.

Doors, Windows & Specialties:

1. Includes **Bid Package 8A – Doors, Frames, Hardware and Specialties.**
2. Includes all Knock Down Frames, Pre-Finished Doors and Hardware.
3. Card Reader Scope and Final Keying to be performed **by TCC.**
4. Door Finish Selection is **not known** at this time.
5. Includes all Toilet Specialties and Toilet Partitions.
6. Includes Re-Glazing one section of Storefront Glass approximately 42” x 18”.

Finishes:

1. Includes **Bid Package 9A – Metal Stud & Drywall.**
2. Includes **Bid Package 9B – ACT, ACP & AWP.**
3. Includes allowance to patch acoustical ceilings at Plumbing Tie-ins.
4. Includes **Bid Package 9C – Flooring.**
5. Includes allowance to replace tile mud bud in existing restrooms if required.
6. Includes **Bid Package 9D – Painting.**

Furniture:

1. **Excludes** furnishing or installing Furniture, Demountable Partitions and Owner Supplied Equipment.
2. **Excludes** furnishing or installing the Tack Board and White Board Assembly.
3. Construction Manager and Trade Contractors shall only provide coordination, substrates and electrical connections for the demountable partitions as required by the Contract Documents.
4. Includes furnishing and installing Window Shades.

Fire Protection:

1. Includes **Bid Package 15A – Fire Protection.**
2. Includes Allowance to install 8 Ea. Temporary Heat Detectors for Fire Alarm coverage during Construction.

HVAC:

1. Includes **Bid Package 15B – HVAC.**

Plumbing:

1. Includes **Bid Package 15C – Plumbing.**

Electrical:

1. Includes **Bid Package 16A – Electrical.**
2. Additive Alternate #1 for the In-Building Emergency Radio Communication Enhancement System is included in the Base Bid Price. Initial testing to be performed **by TCC.**
3. Includes **Bid Package 17A – Audio/Visual.**
4. Items as listed as “Owner” and “Telcom Contractor” as listed in the Responsibility Matrix(s) in the Contract Documents shall be furnished and installed **by TCC.**



CENTER FOR INNOVATION
2ND FLOOR IMPROVEMENTS
TALLAHASSEE COMMUNITY COLLEGE
300 WEST PENSACOLA STREET

Construction Duration	30	weeks	DATE:	02/01/22
	Preconstruction	Not Applicable	\$	-
	Phase Fee		\$	91,395
	General Conditions		\$	37,719
	General Trades		\$	39,226
	Sitework & Demolition		\$	48,415
	Concrete		\$	18,035
	Masonry	Not Applicable	\$	-
	Metals		\$	5,900
	Wood & Plastics		\$	80,400
	Thermal & Moisture	Not Applicable	\$	-
	Doors & Windows		\$	51,450
	Finishes		\$	458,521
	Specialties	Not Applicable	\$	-
	Equipment	Not Applicable	\$	-
	Furnishings		\$	11,325
	Special Construction	Not Applicable	\$	-
	Conveying Systems	Not Applicable	\$	-
	Fire Suppression		\$	44,542
	Plumbing		\$	46,955
	HVAC		\$	142,891
	Electrical		\$	816,664

SUBTOTAL \$ 1,893,438

CONTINGENCY	3.0000%	\$	56,803
SUB CONTRACTOR LIABILITY	0.4540%	\$	7,832
BUILDERS RISK	0.1980%	\$	4,230
P&P BOND	0.751%	\$	16,041
CM FEE	8%	\$	158,268

BID ESTIMATE TOTAL \$ 2,136,612



**CENTER FOR INNOVATION
2ND FLOOR IMPROVEMENTS
TALLAHASSEE COMMUNITY COLLEGE
300 WEST PENSACOLA STREET**

Construction Duration		30	weeks	DATE:	02/01/22
		Preconstruction		Not Applicable	\$ -
1 - Phase Fee	Quantity	Unit	Unit Cost	Total	
Office Staffing					
Project Manager (1/2 time)	30.0	wks	\$ 850.00	\$	25,500
				\$	-
				\$	-
Labor Burden	0.37		\$ 25,500.00	\$	9,435
			Office Staffing		\$ 34,935
Field Staffing					
Project Superintendent - Full Time	30.0	wks	\$ 1,200.00	\$	36,000
				\$	-
				\$	-
Labor Burden	0.37		\$ 36,000.00	\$	13,320
			Field Staffing		\$ 49,320
Fixed Rate Allowances					
Superintendent Vehicle	7.0	mo	\$ 600.00	\$	4,200
Project Manager Vehicle	7.0	mo	\$ 300.00	\$	2,100
Superintendent Cell Phone	7.0	mo	\$ 80.00	\$	560
Project Manager Cell Phone	7.0	mo	\$ 40.00	\$	280
				\$	-
				\$	-
			Fixed Rate Allowances		\$ 7,140
			Phase Fee		\$ 91,395
1 - General Conditions	Quantity	Unit	Unit Cost	Total	
				Travel Expense	
				\$	-
				Communications	
				\$	-
Temporary Facilities					
Portable Toilets	7.0	mo	\$ 300.00	\$	2,100
				Temporary Facilities	
				\$	2,100
Temporary Utilities					
Construction Power - Jobsite - BY TCC				\$	-
Water Service - BY TCC				\$	-
Final Utilities - BY TCC				\$	-
				\$	-
			Temporary Utilities		\$ -
Survey & Testing					
X-Ray/Radar Slab and Walls	1.0	ls	\$ 1,600.00	\$	1,600
				\$	-
			Survey & Testing		\$ 1,600
Rental Equipment					
Misc Equipment	7.0	mo	\$ 750.00	\$	5,250
				\$	-
				\$	-
			Rental Equipment		\$ 5,250
Temporary Protection & Barriers					
Dust Walls and Floor Protection at work on Adjacent Floors	1,120.0	sf	\$ 15.00	\$	16,800
Barricades at Dumptruck	7.0	mo	\$ 175.00	\$	1,225
Jobsite Signage - Warning, Safety, Etc.	1.0	ls	\$ 300.00	\$	300
				\$	-
			Temporary Protection & Barriers		\$ 18,325
Permits & Fees					
City of Tallahassee Permit Fees Included in Pre-Construction P.O.					Pre-Con
Childers Staff Parking - 3 Ea. COT "Duval Surface Lot" Parking Permit x \$32.25/Mo.	7.0	mo	\$ 96.75	\$	677
"Loading Zone" Meter Rental - 3 Ea. COT Parking Meter Monthly Fee x \$96.75/Mo.	7.0	mo	\$ 290.25	\$	2,032
Meters: Zone 25136; Poles: 07501, 07502, 07503				\$	-
			Permits & Fees		\$ 2,709

Other				
Prints & Copying	7.0	mo	\$ 150.00	\$ 1,050
Bid Advertisement Included in Pre-Construction P.O.				Pre-Con
Jobsite Office Supplies	7.0	mo	\$ 75.00	\$ 525
Jobsite Internet Access (WiFi Jetpack)	7.0	mo	\$ 95.00	\$ 665
Small Tools & Consumables	7.0	mo	\$ 500.00	\$ 3,500
First Aid Supplies	7.0	mo	\$ 35.00	\$ 245
Safety Inspections	7.0	ea	\$ 250.00	\$ 1,750
				\$ -
			Other	\$ 7,735
			General Conditions	\$ 37,719
1 - General Trades	Quantity	Unit	Unit Cost	Total
Site Access/Cleanup Labor/Dump Truck Driver (1 Man Full Time - 40 Hours/Week)	30.0	wks	\$ 822.00	\$ 24,660
Cleanup Material (as percent of cleanup labor)	10%	ls	\$ 24,660.00	\$ 2,466
Final Cleaning	10,900.0	sf	\$ 0.50	\$ 5,450
Waste Disposal - Dump Fees	7.0	mo	\$ 200.00	\$ 1,400
Waste Disposal - Dump Truck Fixed Rate	30.0	wks	\$ 175.00	\$ 5,250
				\$ -
			General Trades	\$ 39,226
2 - Sitework & Demolition	Quantity	Unit	Unit Cost	Total
Selective Demolition				\$ -
Bid Package 2A - Demolition - Tri-State Demolition	1.0	sub	\$ 24,600.00	\$ 24,600
				\$ -
Interior Temporary Protection				\$ -
Drywall Dust Partition @ Atrium Stairs 12'h + 1'-6" Poly Sheeting	140.0	lf	\$ 95.00	\$ 13,300
Negative Air Machine Duct and Filters	1.0	ls	\$ 250.00	\$ 250
Floor Protection (Ram Board)	10,900.0	sf	\$ 0.85	\$ 9,265
Elevator Protection	1.0	ls	\$ 1,000.00	\$ 1,000
				\$ -
			Sitework & Demolition	\$ 48,415
3 - Concrete	Quantity	Unit	Unit Cost	Total
Bid Package 3A - Polished Concrete - Great Southern Demolition	1.0	sub	\$ 18,035.00	\$ 18,035
				\$ -
				\$ -
				\$ -
			Concrete	\$ 18,035
			Masonry	Not Applicable
				\$ -
5 - Metals	Quantity	Unit	Unit Cost	Total
Miscellaneous Steel				\$ -
Structural Supports at Seating Booths	16.0	ea	\$ 275.00	\$ 4,400
Structural Supports at Air Curtain	1.0	ea	\$ 1,500.00	\$ 1,500
				\$ -
			Metals	\$ 5,900
6 - Wood & Plastics	Quantity	Unit	Unit Cost	Total
Millwork				\$ -
Bid Package 6A - Cabinets, Solid Surface & Upholstery - Woodlane Cabinets	1.0	sub	\$ 79,800.00	\$ 79,800
In-Wall Fire Rated Blocking for AV Equipment	1.0	ea	\$ 600.00	\$ 600
				\$ -
			Wood & Plastics	\$ 80,400
			Thermal & Moisture	Not Applicable
				\$ -
8 - Doors & Windows	Quantity	Unit	Unit Cost	Total
Doors				\$ -
Bid Package 8A - Doors, Frames, Hardware & Specialties - Moore Doors	1.0	sub	\$ 49,950.00	\$ 49,950
Replace Exterior Storefront Glazing - 42"x18" Note 8/A1.1	1.0	ea	\$ 1,500.00	\$ 1,500
				\$ -
			Doors & Windows	\$ 51,450



LIST OF SUB-CONTRACTORS

To: Tallahassee Community College
444 Appleyard Drive
Tallahassee, Florida 32304

From: Childers Construction Co.
3472 Weems Road, Unit 1
Tallahassee, FL 32317

This list is an integral part of the GMP.

For the construction of the "CENTER FOR INNOVATION SECOND FLOOR IMPROVEMENTS"

The undersigned lists below the names of the sub-contractors who will perform the phases of the work indicated:

<u>Division</u>	<u>Name of Sub-Contractor</u>
Demolition	Tri-State Demolition
Concrete work	"Polished Concrete": Great Southern Demolition
Cold-formed metal framing	Nelson and Affiliates, Inc.
Cabinets and Solid Surface	Woodlane Cabinet Company
Masonry	N/A
Roofing	N/A
Hollow metal	Moore Doors and Specialties, Inc.
Wood Doors	Moore Doors and Specialties, Inc.
Aluminum Curtain Walls	N/A
Drywall	Nelson and Affiliates, Inc.
Ceramic Tile & Flooring	The Carpet Studio
Acoustic Ceiling	Specialty Contractors of North Florida
Painting	Universal Coatings
Operable Partitions	N/A
Fire Sprinkler	DACAR Fire Protection
Mechanical	Benson's Heating and Air Conditioning
Plumbing	Roto Rooter of Tallahassee
Electrical	Sun Coast Electrical and Networking, Inc.
Audio/Visual	Music Masters
Major Material Provider	N/A
Major Material Provider	N/A
Fabricator	N/A

The undersigned declares that he/she has fully investigated each subcontractor listed and has determined to his/her own complete satisfaction that such subcontractor maintains a fully equipped organization, capable, technically and financially, of performing the pertinent work, and that he/she has made similar installation in a satisfactory manner.

Signature:  _____

Date: 2/1/2022

Printed Name: Kyle Perrin