



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 Student Union 1st Floor Renovations Project

Item Description

This item requests approval of the Guaranteed Maximum Price (GMP) for the TCC Student Union 1st Floor Renovations project.

Overview and Background

This project will include improvements to the first floor of the Student Union (SU) Building #35 in order to maintain CDC distancing guidelines and socially distancing standards. This project is located on TCC's Main Campus (Site 1), at 444 Appleyard Drive in Tallahassee, Florida.

The requirements for the GMP solicitation process were reviewed and completed by Mad Dog Construction. The bid specifications were approved by TCC and Mad Dog Construction and released to the public on December 30, 2021. Proposals from sub-contractors were opened on January 25, 2022 and evaluated accordingly.

As a result of the solicitation, the Guaranteed Maximum Price (GMP) for the construction of the TCC Student Union 1st Floor Renovations Project is attached.

Funding/ Financial Implications

This construction contract will be funded by the Higher Education Emergency Relief Fund – Institutional / HEERF I (CARES ACT), Federal Award Id Number: P425F200332.

Past Actions by the Board

The Board approved the Construction Manager at Risk (CMAR) selection for this project at the January 18, 2022 BOT meeting.

Recommended Action

Approve the attached Construction Manager at Risk Contract and Guaranteed Maximum Price from Mad Dog Construction, for the TCC Student Union 1st Floor Renovations Project.

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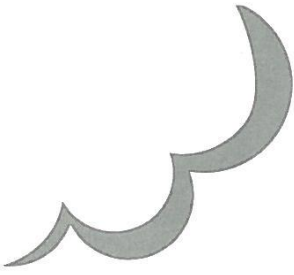
GUARANTEED MAXIMUM
PRICE PROPOSAL

February 3rd,
2022

TALLAHASSEE COMMUNITY COLLEGE STUDENT UNION RENOVATION



1203 Miccosukee Road
Tallahassee, FL 32308
Phone: 850.878.8272
Fax: 850.878.6038



February 3, 2022

Mr. Trey Kimbrel
Construction Coordinator
Tallahassee Community College - Facilities
444 Appleyard Dr.
Tallahassee, FL 32304

RE: **Tallahassee Community College – Student Union Renovation
Guaranteed Maximum Price Proposal**

Dear, Mr. Kimbrel,

Please accept this document as our Guaranteed Maximum Price Proposal for the project referenced above. This submittal is made in accordance with the Agreement Between The District Board of Trustees of Tallahassee Community College and Construction Manager for Certain Projects Dated February 01, 2022.

Scope of the Work:

The general scope of work for the project consists of the partial interior renovation of the first floor of the Student Union Building #35 on Tallahassee Community College's main campus. The renovation areas include restrooms, and monumental stairs, and common areas with scopes inclusive of interior non load bearing framing, gypsum ceilings, suspended ceilings, architectural millwork, mechanical, plumbing, AV, communications, and electrical work.

Guaranteed Maximum Price:

We propose a Guaranteed Maximum Price of \$2,586,765.97 (Two Million Five Hundred Eighty-Six Thousand Seven Hundred Sixty-Five Dollars and Ninety-Seven Cents).

Alternates:

No alternates are included within this GMP proposal.

Contract Documents:

A list of the design documents that are used as the basis of this proposal are included with the body of this proposal booklet.



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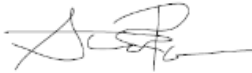


Schedule:

The work for this project is priced such that work NTP would be issued NLT March 1, 2022 and work would commence with mobilization NLT April 26, 2022. Substantial Completion is scheduled for December 24, 2022. Final Completion is schedule for 38 days subsequent.

We look forward to beginning work on this project. Should you have any questions or comments, please contact me at any time. Office: 850-878-8272 or Cell: 850-694-2496.

Sincerely,



Scott Rowse
Project Manager

CC: Bonnie Davenport, AIA

Attachment: Guaranteed Maximum Price Proposal and Supporting Documents



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**TALLAHASSEE COMMUNITY COLLEGE
STUDENT UNION RENOVATION**

GUARANTEED MAXIMUM PRICE

GUARANTEED MAXIMUM PRICE PROPOSAL FORM

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

FROM: Mad Dog Construction
1203 Miccosukee Road
Tallahassee, Florida 32308 Vendor ID SU 002084

PROJECT: Student Union Renovation
Interior Renovation of the TCC Main Campus Student Union 1st floor common areas, restrooms,
and stairs to include non-load bearing framing

Gentlemen:

I have received the Construction Documents, consisting of the Drawings and the Project Manual entitled "TCC Student Union Renovation - 100% CD's through Addendum #3" dated January 20, 2022 as prepared by BKJ, Inc. Architecture.

I have examined all the Construction Documents and the site and submit the following GMP. \$ 2,586,765.97

Alternate #1 \$ N/A

Alternate #2 \$ N/A

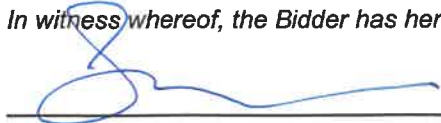
Alternate #3 \$ N/A

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
- 3 To pay as liquidated damages, the sum of \$1000.00 for each consecutive day after the date for substantial completion, as specified in the Contract.
- 4 To pay the sum of ¼ 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 Third Day of February, 2022.

 (SEAL)

SHAWN ROBERTS
Authorizing Signature

2.3.22
Date



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TALLAHASSEE COMMUNITY COLLEGE STUDENT UNION RENOVATION

DESCRIPTION OF WORK



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CLARIFICATIONS AND ASSUMPTIONS

Description of Work:

The general scope of work for the project consists of the partial interior renovation of the first floor of the Student Union Building #35 on Tallahassee Community College's main campus. The renovation areas include restrooms, and monumental stairs, and common areas with scopes inclusive of interior non load bearing framing, gypsum ceilings, suspended ceilings, architectural millwork, mechanical, plumbing, AV, communications, and electrical work.

Anticipated Long Lead Items:

Lead times are to be determined.

ID	Task Name	Duration	Start	Finish	Qtr 1, 2022			Qtr 2, 2022			Qtr 3, 2022			Qtr 4, 2022			Qtr 1, 2023				
					Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	
1	TCC Student Union Interior Renovation	411 days	Thu 12/30/21	Mon 1/30/23																	
2	Bidding & Procurement	177 days	Thu 12/30/21	Sat 6/18/22																	
3	Advertise & Bid	27 days	Thu 12/30/21	Mon 1/24/22																	
4	Pre-bid Meeting	1 day	Thu 1/13/22	Thu 1/13/22																	
5	Bid Opening	1 day	Tue 1/25/22	Tue 1/25/22																	
6	Develop GMP	6 days	Wed 1/26/22	Mon 1/31/22																	
7	PO/Board Approval	30 days	Mon 1/31/22	Tue 3/1/22																	
8	Subcontract	3 days	Tue 3/1/22	Fri 3/4/22																	
9	Shop Drawings & Submittals	20 days	Fri 3/4/22	Wed 3/23/22																	
10	Procurement	90 days	Thu 3/24/22	Sat 6/18/22																	
11	Construction	251 days	Tue 4/26/22	Sun 12/25/22																	
12	Mobilize & Set Up Site Controls	5 days	Tue 4/26/22	Sun 5/1/22																	
13	Demolition	45 days	Sun 5/1/22	Mon 6/13/22																	
14	West Bathroom Demo/Rebuild	45 days	Sun 5/1/22	Mon 6/13/22																	
15	East Gang Bathrooms Demo	5 days	Tue 6/14/22	Sat 6/18/22																	
16	Concrete In-Fill	20 days	Tue 6/14/22	Sun 7/3/22																	
17	Framing/Rough-In/Drywall Hang & Finish	60 days	Sat 6/4/22	Mon 8/1/22																	
18	Repair of Fire Lids/Access Panels	20 days	Tue 6/14/22	Sun 7/3/22																	
19	1st Paint	40 days	Mon 8/1/22	Thu 9/8/22																	
20	Flooring	60 days	Sun 7/3/22	Tue 8/30/22																	
21	TCC Event/Concert	3 days	Fri 7/22/22	Sun 7/24/22																	
22	Casework/Ceilings	60 days	Tue 8/30/22	Thu 10/27/22																	
23	Trim Out Ceilings & Walls	25 days	Thu 10/27/22	Sun 11/20/22																	
24	Final Paint	20 days	Thu 11/10/22	Tue 11/29/22																	
25	AV/Security/IT	15 days	Wed 11/30/22	Wed 12/14/22																	
26	Final Inspections	10 days	Wed 12/14/22	Sat 12/24/22																	
27	Substantial Completion	1 day	Sat 12/24/22	Sun 12/25/22																	
28	Close Out	38 days	Sun 12/25/22	Mon 1/30/23																	
29	AOR/Owner Provide Punch List	7 days	Sun 12/25/22	Sat 12/31/22																	
30	Punch Out	30 days	Sat 12/31/22	Sun 1/29/23																	
31	Final Completion	1 day	Sun 1/29/23	Mon 1/30/23																	

Task		Project Summary		Manual Task		Start-only		Deadline		Manual Progress	
Split		Inactive Task		Duration-only		Finish-only		Critical			
Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Critical Split			
Summary		Inactive Summary		Manual Summary		External Milestone		Progress			

Project Name TCC Student Union Interior Renovation



Mon 1/3/22

MODIFICATIONS, QUALIFICATIONS, ASSUMPTIONS AND CLARIFICATIONS TCC Student Union Interior Renovation

2/3/2022

The following modifications of terms and conditions are expressly made a part of the contract and supersede any conflicts within the contract documents.

Notice to Proceed, Schedule, Utilities, Venue, Contingency, Hours

1. Notice to Proceed is required to allow the procurement and subcontracting activities to begin prior to mobilization. Mobilization of activities on site, or the later of other items noted in the body of the contract, will serve as the commencement of construction/contract as it relates to the duration of the project.
2. A schedule will be provided to indicate the anticipated sequence of operations and general timetable of activities required to build the project. Mad Dog reserves the right to adjust activities and sequence, as necessary.
3. This estimate includes projected General Conditions from the Date of Commencement through Final Completion.
4. Temporary power and water are provided by Owner.
5. Any required temporary irrigation is to be maintained and operated by Owner after Mad Dog has completed the work.
6. The venue for any legal proceedings is Leon County, Florida.
7. The contingency identified within the Schedule of Values is for the sole use of Mad Dog to cover contractually related items. It is specifically not to be used for Owner's additive change orders or increase in scope of work. Other than a lump sum contract, any remaining contingency funds at the end of the project will be credited to Owner.
8. Working hours are generally from 7:30 a.m. to 4:00 p.m. Monday through Friday.

Weather Delays

9. Weather related delays will automatically grant Mad Dog a day for day extension of time, and project completion dates will be adjusted accordingly. Additional time will be granted for delays related to situations such as high moisture conditions affecting painting and other moisture sensitive applications, wind conditions affecting roofing or other elevated items, cold weather affecting placement of materials, rain days and subsequent impacts to the site from rain events, delays related to Tropical Depressions/Storms or Hurricanes, time needed to secure the facility prior to and post weather events, and other weather-related impacts. The impact of precipitation on construction is highly dependent upon factors other than the quantity of rainfall per day at the jobsite. Weather impact time extensions will include time to recover from the weather event and return the site to the pre-event condition.



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Insurances

10. Only the following Insurance types are included, with the limits noted below:
 - a. Commercial General Liability: \$1,000,000/occurrence; \$2,000,000 aggregate
 - b. Automobile Liability: \$1,000,000
 - c. Umbrella Liability: \$5,000,000
 - d. Worker's Compensation: \$1,000,000
 - e. Professional Liability: \$1,000,000
11. Insurance coverages specifically **not** included:
 - a. Exterior Insulated Finishing Systems (EIFS) insurance

Owner Provided Items

12. The Owner is responsible for the proper management of "Owner provided" equipment and materials, such that the incorporation of these items does not delay the course and sequence of construction. Mad Dog will work with each "Owner provided" vendor to incorporate their work within the sequence of construction at mutually agreed times and durations. The Owner's subcontractors/vendors must work in a mutually beneficial manner to complete the project without delay. Delays caused by improper management will result in a day for day time extension to this agreement along with associated costs, overhead, & profit.
13. Direct Owner Purchases by the Owner are being considered for this project. Mad Dog Construction will assist the Owner with the information needed to order these materials. It is the responsibility of the Owner to order the material at the appropriate time to allow for scheduled activities to continue without delays. Delays associated with ordering materials will require day for day adjustment in the contract schedule.

Allowances, Alternates

14. Allowances have been provided for scope and systems that remain to be developed/designed in quantity, material type and application within the project. Allowances are noted within the body of the contract and/or in the contract estimate. It is expressly understood that stated allowance amounts noted within the scope of this agreement include and represent all labor, material, equipment, temporary systems, markup, equipment and material delivery, taxes, handling at the site, and other expenses contemplated to provide a complete system and installation. General Contractor overhead and profit are not included within allowance amount listed. Mad Dog will price the allowance work per the requirements of the agreement and adjustments to the overall contract price will be made as defined under section 3.8.2.3 of the A201.

General Exclusions - The following items are specifically excluded from this Agreement:

15. Architectural and Engineering fees.
16. Municipal fees, Tap fees, System Charges, Permit fees and other governmental fees unless specifically included in the body of the estimate.
17. Builder's Risk deductibles.
18. Hazardous materials testing, removal, management, and remediation.
19. Telephone systems, Audio-Visual systems, data equipment, racks and panels, security systems, wiring, cameras, visual devices, and door access controls. However, Mad Dog will provide pipe, box and power for devices, as specified in the documents.
20. Third party testing and threshold inspections.
21. Final Survey or Alta Surveys.
22. Acceleration of labor and materials.
23. Covid or other pandemic related impacts, including cost and time, to material or labor supply.
24. Furnishings, fixtures, and equipment, unless specifically identified in the contract documents.
25. Window Treatments.
26. All signage, with the exception of temporary restroom signage, and temporary building numbering.
27. Any items not shown, or fully detailed, on the plans unless listed as an allowance.
28. Mad Dog will require staging and laydown areas closely located to the project site for the purpose of on-site material storage, equipment, dumpsters, material delivery and general worker circulation. Mad Dog will work with the TCC to develop a mutually acceptable plan as we understand they will need access through this area as well.
29. The GMP is based upon a schedule that anticipates the receipt of a Purchase Order and NTP no later than March 1, 2022, with commencement of work on April 26, 2022, and with confirmation of receipt of materials. Substantial completion will be 251 days subsequent to full commencement (full commencement assumes Owner has vacated the project areas). The period between NTP and Commencement will be utilized for subcontracting, procurement, shop drawings, establishing safety measures on site (and approval through Building Code Official) and coordination with staff and TCC Facilities in advance of mobilization. Final Completion is schedule for 38 days subsequent to substantial completion.
30. It is assumed all plans and specifications for this project are included in the 100% set of construction documents and that any coordination with the Facility Design Guidelines and/or User Standards have been addressed and accordingly have been included in the details of the contract plans and main sub sections of the specifications during plan/specification development. "General" incorporations by reference are not considered applicable to the scope of the project.
31. All existing systems (including piping, HVAC, electrical devices, controls, etc.) not specifically scheduled for removal/repair/replacement as part of the construction documents are assumed to be in proper working condition and not included in the scope of this project unless specifically included.
32. Based on preconstruction feedback, there are no restrictions on working hours for this project.
33. It is assumed keys/access will be provided to Mad Dog Supervision and staff

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**TALLAHASSEE COMMUNITY COLLEGE
STUDENT UNION RENOVATION**

SCHEDULE OF VALUES
SUMMARY SHEET

LIST OF SUB-CONTRACTORS

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

From: MAD DOG CONSTRUCTION
1203 Miccosukee Rd.
Tallahassee, Florida 32308

This list is an integral part of the GMP.

For the construction of the TCC STUDENT UNION RENOVATION

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>
Concrete work	SOVRAN BUILDING SYSTEMS
Cold-formed metal framing	METAL FABRICATION & SALES OF TALLAHASSEE
Masonry	
Roofing	
Hollow metal	
Wood Doors	MOORE DOORS & SPECIALTIES INC
Aluminum Curtain Walls	
Drywall	NELSON & AFFILIATES, INC
Ceramic Tile	CARPET ONE FLOOR & HOME
Acoustic Ceiling	SHOULDER SERVICES, LLC
Painting	UNIVERSAL COATINGS INC
Operable Partitions	
Mechanical	KELLY BROTHERS SHEET METAL, INC.
Plumbing	SCOTT- BURNETTE, INC
Electrical	METRO ELECTRICAL SERVICES, LLC
Communications	
Major Material Provider	
Major Material Provider	
Fabricator	

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: 
Scott Rowse (Feb 3, 2022 12:38 EST)

Date: 2/3/22

Printed Name: SCOTT ROWSE