



October 16, 2023

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 Control Room & Restroom Additions Project

Item Description

This item requests approval of the Guaranteed Maximum Price (GMP) for the TCC Control Room & Restroom Additions Project.

Overview and Background

This project includes demolition of an existing restroom and the construction of additions to the Central Utility Plant (CUP) Building#28. Construction area totals approximately 900 square feet which will include: new Control Room and new Restrooms, as well as low voltage/ IT / AV infrastructure. Modifications to existing mechanical systems will be limited to areas impacted by the renovation. The building will remain occupied during construction. 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 RAM Construction & Development. The bid specifications were approved by TCC and RAM Construction & Development and released to the public on August 6, 2023 and September 10, 2023. Proposals from sub-contractors were opened on August 29, 2023 and September 14, 2023 respectively and evaluated accordingly.

As a result of the solicitation, the Guaranteed Maximum Price (GMP) for the construction of the TCC Control Room & Restroom Additions Project is \$791,906.75 with supporting documents attached.

Funding/ Financial Implications

The GMP for this project is \$791,906.75. This construction contract will be funded by State and Local College funds.

Past Actions by the Board

The Board approved the Construction Manager at Risk (CMAR) selection for this project at the June 20, 2023 BOT meeting.

Recommended Action

Approve the attached Construction Manager at Risk Contract and Guaranteed Maximum Price from RAM Construction & Development, for the TCC Control Room & Restroom Additions Project.



Guaranteed Maximum Price (GMP) Proposal

Prepared For:
Tallahassee Community College

Project:
**Tallahassee Community College
CUP Automated Controls Addition**

Prepared By:
RAM Construction and Development, LLC
20 Ram Blvd
Midway, Florida 32343

September 25, 2023



PROJECT DESCRIPTION:

TCC CUP Addition

| DIVISIONAL RECAP | | | |
|--|---|--------------------|---------------------|
| DIVISION - 1 GENERAL CONDITIONS / ON-SITE SUPERVISION | | \$ | 119,978.65 |
| DIVISION - 2 SITEWORK | | | |
| | Demolition & Abatement | \$ | 18,700.00 |
| | Sitework | \$ | 7,500.00 |
| DIVISION - 3 CONCRETE | | \$ | 26,777.00 |
| DIVISION - 4 MASONRY | | \$ | 49,190.00 |
| DIVISION - 5 METALS | | \$ | 81,881.00 |
| DIVISION - 6 CASEWORK & TRIM | | \$ | 3,800.00 |
| DIVISION - 7 MOISTURE PROTECTION | | \$ | 79,082.75 |
| DIVISION - 8 DOORS & WINDOWS | | | |
| | Doors | \$ | 11,980.00 |
| | Windows | \$ | - |
| DIVISION - 9 FINISHES | | | |
| | Flooring | \$ | 4,305.00 |
| | Painting | \$ | 5,145.00 |
| | Drywall | \$ | 80,500.00 |
| | Ceilings & Wall Panels | \$ | - |
| DIVISION - 10 SPECIALTIES | | \$ | 4,190.00 |
| DIVISION - 11 EQUIPMENT | | \$ | - |
| DIVISION - 12 FURNISHINGS | | \$ | - |
| DIVISION - 13 SPECIAL CONSTRUCTION | | \$ | - |
| DIVISION - 14 CONVEYING SYSTEMS | | \$ | - |
| DIVISION - 15 MECHANICAL/PLUMBING | | | |
| | Fire protection & related accessories | \$ | - |
| | Plumbing | \$ | 44,870.00 |
| | HVAC | \$ | 75,756.00 |
| DIVISION - 16 ELECTRICAL | | \$ | 61,777.00 |
| SUBTOTAL (COST OF WORK) | | \$ | 675,432.40 |
| | | Percentage Applied | |
| | PRE-CONSTRUCTION PHASE FEE | \$ | 3,780.00 |
| | CONTINGENCY | 8.00% | \$ 54,034.59 |
| | CONSTRUCTION FEE (OH & P - DMS FEE | | |
| | CURVE COMPLEXITY "C") | 8.00% | \$ 58,659.76 |
| GMP TOTAL | | \$ | 791,906.75 |

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| <p>ALTERNATE #1: Provide a price to change the roof insulation in lieu of spray foam to be rigid polyisocyanurate insulation above the structural roof deck (minimum R-25ci; Insulation entirely above roof deck meeting requirement from FBC ECC 402.1.3, climate zone 2).</p> <p>ALTERNATE #2: Provide a price to change the wall insulation in lieu of spray foam to be fiberglass batt insulation in the stud cavity (minimum R-13; Metal framed wall meeting requirement from FBC ECC 402.1.3, climate zone 2).</p> | <p>Deduct</p> <p>Deduct</p> | <p>None</p> <p>\$ (3,800.00)</p> |
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