



January 21, 2014

MEMORANDUM

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

Item Description

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

Overview and Background

The TCC Foundation agreed to consider a request for a donation of \$1,250,000 to fund remodeling of the Dental Hygiene Labs at TCC Main Campus. The proposed project will have two phases. The first phase is to remodel the existing Dental Lab, DH 136, into a new Radiology Lab. The Guaranteed Maximum Price for this work is \$277,698.

This is an agenda item for the January 23, 2014 Foundation Board meeting. The project has been brought to the District Board of Trustees before the Foundation Board meeting in order to gain an additional month for the construction schedule.

Completion of the Phase One work by May 2014 will allow the Dental Hygiene clinic to remain in operation during the summer while the remainder of the space is renovated. All construction is scheduled to be completed by the start of classes in Fall 2014.

Past Actions by the Board

The District Board of Trustees last approved a Guaranteed Maximum Price proposal for the Organic Chemistry Lab remodeling on August 19, 2013.

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 One Remodeling in the amount of \$277,698.

GMP SUMMARY

LLT Building Corporation

PROJECT: TCC Facility #6 Dental Hygiene Renovation Phase 1
December 13, 2013

SECT.	ITEM	GMP	Apparent Low Bidder	
1	DIV 1	General Requirements	50,823	
2	DIV 2	Selective Demolition	19,330	Cason Env.
3	DIV 3	Concrete work	In 10	
4	DIV 4	Masonry	In 10	
5	DIV 5	Structural Steel & Misc. Metals	N/A	
6	DIV 6	Carpentry/Casework	5,427	Cory Cabinets
7	DIV 7	Roofing	N/A	
9	DIV 8	Doors, Frames & Hardware	7,228	Door Products
10		Glass & Glazing	3,600	Miller
11	DIV 9	Drywall Assemblies	9,400	Versa Wall
12		Flooring (Includes \$10/sf mat'l Allow)	6,247	Big Bend
13		Acousitcal Ceiling Systems	4,500	Specialty
15		Painting Systems	3,600	Berigan
16	DIV 10	Specialties/General Trades	19,841	LLT
17	DIV 11	Misc/Equipment	In 15	
18	DIV 13	Special Construction	N/A	
19	DIV 14	Conveying Systems	N/A	
20	DIV 15	Fire Protection	N/A	
21		Plumbing	32,500	Larry Hagaman
22		Site Plumbing Allowance	5,000	Larry Hagaman
23		HVAC	28,544	Kelly Brothers
24	DIV 16	Electrical	41,529	RT
25				
26				
27		Subtotals	237,569	
28		IMPACT FEES / SYSTEMS CHARGES	NIC	
29		OWNERS PROT LIAB INSURANCE	By Owner	
30		BONDS @ .015	4,165	
31		BUILDER'S RISK INSURANCE	1,611	
32		CM CONTINGENCY @ .02	4,751	
33		PRECONSTRUCTION @ .0075	2,083	
34		Subtotals	250,179	
35				
36		Construction Manaqger's Fee	27,520	
37				
38		Sales Tax Savings Allowance		
39				
40		GMP TOTAL	\$ 277,698	