

August 6, 2024

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
Choose an item.

SUBJECT: Guaranteed Maximum Price – TSC Center for Innovation (CFI) Exterior Envelope Improvements Project

Item Description

This item requests approval of the Guaranteed Maximum Price (GMP) for the TSC Center for Innovation (CFI) Exterior Envelope Improvements Project.

Overview and Background

This project includes improvements to the Exterior Envelope (Walls and Windows) at TSC's downtown Center for Innovation (CFI) Building No. 01. Construction will be a phased effort that includes selective demolition of the exterior finish systems, and all doors / windows. Additional site scope includes hardscaping, site lighting, and new canopy / signage systems.

The work includes phased demolition of existing exterior components, sheathing repair, new air/water barrier, new masonry, new drainable exterior finish systems, new metal panel systems, new window and door systems, access control, roof coping and flashing systems, signage and exterior lighting. The building will remain partially occupied during construction and is located at TSC Center for Innovation (CFI) Campus (Site 4), 300 West Pensacola Street, Tallahassee, FL 32301.

The requirements for the GMP solicitation process were reviewed and completed by Cook Brothers, Inc. The bid specifications were approved by TSC and Cook Brothers, Inc., and released to the public on June 23, 2024. Proposals from sub-contractors were opened on July 18, 2024 and evaluated accordingly.

As a result of the solicitation, the Guaranteed Maximum Price (GMP) for the TSC Center for Innovation (CFI) Exterior Envelope Improvements Project is \$4,193,456.44 with supporting documents attached.

Funding/ Financial Implications

The GMP for this project is \$4,193,456.44. This construction contract will be funded by from PECO/Deferred Maintenance and Local College funds.

Past Actions by the Board

The Board approved the Construction Manager at Risk (CMAR) selection for this project at the January 17, 2023 BOT meeting.

Recommended Action

Approve the attached Construction Manager at Risk Contract and Guaranteed Maximum Price from Cook Brothers, Inc., for the TSC Center for Innovation (CFI) Exterior Envelope Improvements Project.



Tallahassee Community College



24 02 27

Project: Center for Innovation Exterior Improvements						DURATION: 330				
Project Number: 0						RUN TIME 10:11:17 AM 29-Jul-24				
GMP	4,193,456.44	QTY	UNIT	UNIT LABOR	UNIT MAT'L	UNIT SUB	TOTAL LABOR	TOTAL MAT'L	TOTAL SUB	TOTAL ALL

Pre-Construction	1.0	LS	See attached Breakdown				\$ 17,000.93	\$ 17,000.93
------------------	-----	----	------------------------	--	--	--	--------------	--------------

Construction Phase Fee OFF/ON	1.0	LS	See attached Breakdown				310,293.19	\$ 310,293.19
-------------------------------	-----	----	------------------------	--	--	--	------------	---------------

Construction Cost				LABOR	MATERIALS	SUBS	TOTAL
-------------------	--	--	--	-------	-----------	------	-------

General Conditions-Reimbursements	1.0	LS	See attached Breakdown				263,829.90	123,396.60	\$ 387,226.40
-----------------------------------	-----	----	------------------------	--	--	--	------------	------------	---------------

Bid Packages - Scope Work			Bid 4						
1									\$ -
2	2A Selective Demolition	1.0	LS	Tn State Demo	175,000.00			175,000.00	\$ 175,000.00
3	Selective Demolition Alt. #1	0.0	LS	Tn State Demo	12,000.00			0.00	\$ -
4	4A Masonry	1.0	LS	George Speers Masonry				0.00	\$ -
5	Masonry Alt. #1	0.0	LS	George Speers Masonry	141,190.00			0.00	\$ -
6	5A Structural Steel	1.0	LS	Fagan Construction Services	640,000.00			640,000.00	\$ 640,000.00
7	Structural Steel Alt. #1	0.0	LS	Fagan Construction Services	9,000.00			0.00	\$ -
8	6A Architectural Woodwork	1.0	LS	TBP Construction	46,300.00			46,300.00	\$ 46,300.00
9	7A Exterior Wall Systems	1.0	LS	Nelson and Affiliates	420,584.00			420,584.00	\$ 420,584.00
10	7B EIFS	1.0	LS	Fleck Extensors	259,241.75			259,241.75	\$ 259,241.75
11	7C Roofing (Allowance)	1.0	LS	Bumette Roofing	128,400.00			128,400.00	\$ 128,400.00
12	8B Storefront	1.0	LS	Point Glass & Metal	723,478.00			723,478.00	\$ 723,478.00
13	9A Painting	1.0	LS	Marlin Coatings	43,575.00			43,575.00	\$ 43,575.00
14	Painting Alt. #1	0.0	LS	Marlin Coatings	2,500.00			0.00	\$ -
15	16A Electrical	1.0	LS	Suncoast	83,590.00			83,590.00	\$ 83,590.00
16	Louvers/HVAC	1.0	LS	AMSCO	147,525.00			147,525.00	\$ 147,525.00
17	7B.1 EIFS at Brick Veneer	1.0	LS	Allowance	50,000.00			50,000.00	\$ 50,000.00
18	9A.1 Sealants and Caulk	1.0	LS	Allowance	15,000.00			15,000.00	\$ 15,000.00
19								0.00	\$ -
20								0.00	\$ -
21								0.00	\$ -
22								0.00	\$ -
23								0.00	\$ -
24								0.00	\$ -
25								0.00	\$ -
26								0.00	\$ -
27								0.00	\$ -
28								0.00	\$ -
29								0.00	\$ -
30								0.00	\$ -
31								0.00	\$ -
32								0.00	\$ -
33								0.00	\$ -
34								0.00	\$ -
35								0.00	\$ -
36								0.00	\$ -
37								0.00	\$ -
38								0.00	\$ -
39								0.00	\$ -
40								0.00	\$ -
##								0.00	\$ -
##								0.00	\$ -
Bid Packages - Total				0.00	2,897,383.75	0.00	0.00	2,732,693.75	\$ 2,732,693.75

\$ 310,293.19 \$ 263,829.90 \$ 2,873,090.18 \$ 3,447,213.27

SUB TOTAL		\$ 3,447,213.27
BOND / INSURANCE	2.000%	\$ 68,944.27
SUB BOND / INSURANCE		\$ 53,000.00
SUB TOTAL		\$ 3,569,157.54
PROJECT CONTINGENCY	Flat	\$ 175,000.00
SUB TOTAL		\$ 3,744,157.54
OH & FEE	12.00%	\$ 449,298.90
TOTAL BID		\$ 4,193,456.44