



September 23, 2015

**TO:** THE DISTRICT BOARD OF TRUSTEES  
of Valencia College

**FROM:** SANFORD C. SHUGART  
President

**RE:** GUARANTEED MAXIMUM PRICE (GMP)  
Advanced Manufacturing Building Remodel, Osceola County

At the May 27, 2015 District Board of Trustees meeting, the Board approved entering into a lease agreement for the property owned by Osceola County located at 1099 Shady Lane, Kissimmee, Florida – in order to develop it for use by our Advanced Manufacturing Program. Using a continuing contract architecture firm approved by the Board, Valencia College's Facilities Planning and Construction Department has completed the plans for the remodeling of the existing building to suit the needs of the Program and we are now ready to begin construction. Due to tight time constraints to begin operations, we have elected to use a local Construction Management Firm, H.J. High Construction, who has significant experience in manufacturing facilities in the area. This will allow us to expedite the work and have high confidence in doing so. To do this, we are using current continuing contracts from both Indian River State College and also from Volusia County Schools - that allows us to select H.J. High Construction directly and meet the State's procurement rules.

As the Construction Manager at Risk for the project, H.J. High Construction has submitted a Guaranteed Maximum Price of \$884,324 for the remodeling of the above referenced project.

Our construction budget is \$1,000,000.

**RECOMMENDED ACTION:**

The President recommends that the District Board of Trustees of Valencia College allow the College to enter into a Guaranteed Maximum Price Contract for Construction Manager at Risk with H.J. High Construction. This Guaranteed Maximum Price is \$884,324.

  
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President



## Valencia College Advanced Manufacturing Facility Renovation

Kissimmee, FL  
 August 20, 2015

Summary			
<b>Direct Costs:</b>			
<b>Building Construction</b>			
General Requirements	\$12,575		
Demolition	\$8,705		
Sitework	\$6,355		
Concrete	\$12,035		
Masonry	\$6,300		
Metals	\$1,240		
Wood and Plastics	\$1,400		
Thermal and Moisture Protection	\$190,038		
Doors and Windows	\$32,802		
Finishes	\$120,958		
Specialties	\$24,300		
Equipment	\$0		
Furnishings	\$0		
Special Construction	N/A		
Conveying	N/A		
Mechanical	\$82,425		
Electrical	\$210,230		
<b>Building Construction Subtotal:</b>			<b>\$ 709,363</b>
<b>Subcontractor Bonds</b>			<b>Excluded</b>
<b>CM Contingency</b>			<b>\$20,000</b>
<b>Owner Contingency</b>			<b>\$20,000</b>
<b>Project Direct Cost Subtotal:</b>			<b>\$ 749,363</b>
<b>Indirect Costs:</b>			
General Conditions	\$58,163		
Builder's Risk Insurance	By Owner	0.30%	
Payment and Performance Bond	\$8,075	1.00%	
General Liability Insurance	\$7,025	0.87%	
CM Fee	\$61,697	7.50%	
Permit Fee	By Owner		
Impact Fees	By Owner		
<b>Project Indirect Cost Subtotal:</b>			<b>\$ 134,961</b>
<b>Proposal Total:</b>			<b>\$ 884,324</b>