

April 20th, 2022

Hernando County School District
8016 Mobley Road
Brooksville, FL, 34601

Re: Guaranteed Maximum Price Proposal

Kitchen Addition & Remodel at BLDG#4

Westside Elementary School: 5400 Applegate Drive, Spring Hill, FL, 34606

To Whom it may Concern:

The Scope of this GMP is based on the documents issued by Hoffman Architects dated 02/14/2022. LEGO Construction administered a public and competitive bidding process to establish the pricing contained within this GMP. Bidders were given a chance to visit the site and understand the project requirements. Post bid scope evaluations was conducted to determine the lowest most responsive bids for the various scope of work.

List of Drawings and Specifications:

We have not received any other specifications for the subject project apart from the ones included in the below listed drawing sets.

List of Documents Received		
Project Name	Kitchen Addition and Remodel at BLDG #4	
School Name	Westside Elementary School	
Address	5400 Applegate Drive, Spring Hill, FL, 34606	
Architect	Hoffman Architects PA	
Contractor	LEGO Construction Co.	
GMP is based on Drawings dated 02-14-2022		
Drawing No.	Drawing Set Name	Received Date
1	WSES - FULL CD SET 2-14-22	18-Feb-22
2	WSE - FULL CD SET (03-02-22 - Addendum #1)	11-Mar-22
3	2022-03-02 WSE- Review Comment Full Response	11-Mar-22
4	WSE - FULL CD SET (03-15-22 - Addendum #2)	16-Mar-22
5	Comments WSE-PSITE-C-100	18-Apr-22

Assumptions and clarifications to the Construction Documents are listed below:

General Notes:

1. When classes are not in session (Summer Break) we assume the work area shall be accessible "24/7". When classes are in session, we assume the work area shall be accessible 1-hour after dismissal, and all-day Saturday & Sunday, or as allowed by local ordinance.
2. Due to Material price fluctuations in the current market, subcontractor quotes cannot be maintained for more than 30 days. Any material price increase from GMP submission to the issuance of NTP would be covered from the allocated "Escalation" contingency.

Project Based Assumptions and Clarifications

1. Furniture in the kitchen and other areas of work will be relocated by the owner.
2. We have an allowance for GPR Scanning for the projects scope of work due to underground associated work.
3. The testing will be done by the owner and the termite treatment allowance is considered for the project as expected for the project scope.
4. For the doors scope of work, we have two subcontractors selected one for labor only and another one for material only.
5. The new mini-split system will be installed with stand-alone controls. We are considering an allowance for EMS tie in, if this may be required.
6. We do not have any allowance for fire protection (Sprinkler) related work since none was shown on the documents.
7. We have an allowance for New stainless steel cover plate @door head & jamb and New Alum. Diamond tread plate at threshold as per the drawing Sheet A-100.
8. We have an allowance for new chain link fence and gate as per the drawing Sheet 4-A-100 and Sheet C-100.

We are planning to start the project by May 17th, 2022 and the anticipated date for Substantial Completion will be August 1st, 2022.

The Owner is required to accept or approve the GMP by May 11, 2022 at the latest.

LEGO Construction appreciates the opportunity and look forward to working with The Hernando County School District on this project.

Sincerely,
LEGO Construction Co.
Satya Nethi
Lead Estimator
217-305-1693

Owner: Hernando County School District
 Project: Kitchen Addition & Remodel at Westside Elementary School
 Project No:
 Address: 5400 Applegate Drive, Spring Hill, FL 34606



DATE SUBMITTED:
 Revision

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GMP Proposal			4/20/2022		
DESCRIPTION	QUANTITY	UOM	Unit Rate	Base Bid	Subcontractor
General Conditions and General Requirements				\$84,550.00	
Mobilization and Demobilization	1	LS	\$2,500.00	\$2,500.00	
Project Supplies	1	LS	\$1,000.00	\$1,000.00	
Reprographic Services	1	LS	\$1,000.00	\$1,000.00	
Project Executive	40	HR	\$140.00	\$5,600.00	
Project Manager	170	HR	\$125.00	\$21,250.00	
Superintendent	340	HR	\$95.00	\$32,300.00	
Project Engineer / Administrator	40	HR	\$65.00	\$2,600.00	
Safety supplies	1	LS	\$2,000.00	\$2,000.00	
As built and Closeouts	1	LS	\$1,500.00	\$1,500.00	
Dumpster Allowance	8	Pulls	\$450.00	\$3,600.00	
Office Trailer (Includes Power Connection)	1	LS	\$5,000.00	\$5,000.00	
Portable Toilet	1	LS	\$1,000.00	\$1,000.00	
General Labor (Protection and Cleaning)	80	HR	\$40.00	\$3,200.00	
Temporary fence	1	LS	\$2,000.00	\$2,000.00	
Division 02 Site Conditions				\$49,337.89	
Demolition	1	LS	\$30,887.89	\$30,887.89	Sky Builders USA
GPR Scanning	1	LS	\$1,500.00	\$1,500.00	Allowance
Termite Treatment	1	LS	\$450.00	\$450.00	Allowance
New Stainless Steel Cover plate @ door head & Jamb and New Alum. diamond tread plate at threshold	1	LS	\$4,000.00	\$4,000.00	Allowance
New Chain Link Fence and Swing Gate as per 4-A-100 and C-100	1	LS	\$10,000.00	\$10,000.00	Allowance
Staging Area Restoration	1	LS	\$2,500.00	\$2,500.00	Allowance
Division 03 Concrete & Masonry				\$52,737.00	
CMU & Concrete	1	LS	\$52,737.00	\$52,737.00	Ford Design Group
Division 05 Metals				\$10,000.00	
Structural	1	LS	\$10,000.00	\$10,000.00	Allowance
Division 07 Thermal and Moisture Protection				\$3,840.00	
Roofing	1	LS	\$3,840.00	\$3,840.00	Atlas Apex

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Division 08 Openings				\$2,381.91	
Doors (Labor)	1	LS	\$190.00	\$190.00	Red Eye Door Specialists LLC (Labor Only)
Doors (Material)	1	LS	\$2,191.91	\$2,191.91	Mills & Nebraska (Material Only)
Division 09 Finishes				\$36,545.22	
Drywall and stucco	1	LS	\$17,260.22	\$17,260.22	Sky Builders USA
Ceramic Tile and Quarry Tile	1	LS	\$14,000.00	\$14,000.00	TSI Commercial Flooring
Painting	1	LS	\$5,285.00	\$5,285.00	C&C Painting & Waterproofing
Division 15 Mechanical and Plumbing				\$82,500.00	
HVAC	1	LS	\$80,000.00	\$80,000.00	Quantum Mechanical
Allowance for EMS tie in for the Equipment	1	LS	\$2,500.00	\$2,500.00	Allowance
Plumbing	1	LS	Included	Included	Quantum Mechanical
Division 16 Electrical				\$33,231.00	
Electrical	1	LS	\$33,231.00	\$33,231.00	Electrical Solutions Group
Subtotal Div 01 to 16				\$355,123.02	
Subtotal Hard Cost				\$355,123.02	
CM Fee	8.00%			\$28,409.84	
Subtotal				\$383,532.86	
General Liability & Workers Comp Insurance	1.20%			\$4,602.39	
Builders Risk	1.00%			\$3,881.35	
Subtotal				\$392,016.61	
Payment & performance Bond	1.20%			\$4,704.20	
TOTAL PROPOSED CONSTRUCTION COST				\$396,720.81	
Project and Escalation Contingency	10.00%			\$39,672.08	
TOTAL PROPOSED CONSTRUCTION COST (Includes Contingency)				\$436,392.89	

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School Name		Westside Elementary School				
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Architect		HoffMan Architects PA				
Contractor		LEGO Construction Co.				
Drawings dated 02-14-2022						Plan Set Date
S. No.	Sheet #	Sheet Title	Permit Set Date	Revision 1 (Addendum 1)	Revision 2 (Addendum 2)	Revision 3
1	G-100	Cover Sheet	2/14/2022			
2	G-001	General Notes	Not Issued	3/2/2022		
3	C-100	Site Plan	Not Issued	Not Issued	Not Issued	3/9/2022
4	A-100	BLDG#4 - Demo, Floor Plan & RCP - Kitchen Area	2/14/2022	3/2/2022	3/15/2022	
5	A-101	New Walk-in Elevation & Details	2/14/2022	3/2/2022	3/15/2022	
6	S-001	Structural Specifications	2/14/2022	3/2/2022		
7	S-002	Wind Pressure Tables and Schedules	2/14/2022			
8	S-101	Ground Floor Plan	2/14/2022			
9	S-201	Foundation Plan	2/14/2022	3/2/2022		
10	S-202	Masonry Details	2/14/2022	3/2/2022		
11	M-001	HVAC Legend, Notes and Symbols	2/14/2022			
12	M-101	HVAC Demolition Floor Plan	2/14/2022	3/2/2022		
13	M-102	HVAC Renovation Floor Plan	2/14/2022	3/2/2022		
14	M-201	HVAC Details, Schedules, And Controls	2/14/2022	3/2/2022		
15	P-001	Plumbing Legend, Notes, Schedules, And Demolition Floor Plan	2/14/2022	3/2/2022		
16	P-101	Plumbing Renovation Floor Plan and Isometric Diagrams	2/14/2022	3/2/2022		
17	E-001	Bldg #4 - Symbols List and Details	2/14/2022			
18	E-301	Bldg #4 - Electrical Kitchen Lightning Plan	2/14/2022			
19	E-401	Bldg #4 - Electrical Kitchen Power Plan	2/14/2022	3/2/2022		

Westside Elementary School Kitchen Addition & Remodel at BLDG#4

