



Building Solutions

HIMMELMAN CONSTRUCTION

General Contractors & Construction Management

2009, 2010, 2012 & 2013 ASA Colorado General Contractor of the Year

GMP PROPOSAL

August 16, 2016

Attention: Mr. Bill Fielding
Project: Lincoln Academy Modular Classroom Building
Re: Guaranteed Maximum Price (GMP) Proposal for CM/GC Construction

Himmelman Construction, Inc. is pleased to provide our proposal to provide all materials, labor, equipment, supervision, and other items necessary to construct the above-mentioned project for the cost plus fixed fee of 5% on the GMP amount of: **\$683,725.00 (Six Hundred Eighty Three Thousand, Seven Hundred Twenty Five Dollars and no/100).**

Our proposal is developed from the following information:

Plans By:	Wold Architects and Engineers	Dated: 7/15/16
Specifications:	Wold Architects and Engineers	Dated: 7/1/16
Addenda	1,2,3,4,5	Dated: 7/20/16, 7/25/16,7/27/16, 7/28/16, 8/12/16
Soils Report By:	n/a	Dated
Job Walk	Various	Dated
Const. Schedule	91	Calendar Days

Alternates to the Proposal

- Payment and Performance Bond (Add) \$10,338

Allowances in the Proposal

- ADA sidewalk/pathway from modulars to main building \$2,500
- Concrete sidewalk with turndown edge \$2,500
- Misc. Patching inside (E) School \$1,500

General Inclusions to the Proposal

- All work indicated on the bid documents unless otherwise excluded within this proposal
- Liability insurance
- Project management, administration and supervision
- Quality control
- Safety control

Specific Inclusions to Note

- All work indicated on the bid documents unless otherwise excluded within this proposal
- Pre fabricated aluminum stairs and landings
- Skirting at large deck landing
- Window roller shades for all (30) windows (will eliminate ½ of these by Change order)
- Masonry or concrete pad footings for all stairs and landings
- Include New electrical panels A & C
- Security system by Wolfe Security
- Fire alarm system by West Fire
- Engineering stamp for stairs and landings
- 4" of asphalt sidewalks in lieu of concrete (except at turndown edge, see allowance)

Standard Exclusions to the Proposal

- Payment and Performance Bond
 - Setting of modulares
 - Concrete frost footings for stairs and landings
 - Permits and plan check fees.
 - All asbestos abatement (By Owner)
 - Builder's Risk Insurance
 - "Wrap up" insurance premium policies
 - Liquidated Damages
 - Escalation Cost
 - Accelerated Schedule or Overtime Costs
 - Special Testing or Inspection Services
 - Architectural or Engineering Fees
 - Geotechnical Investigations
 - Environmental Impact Studies
 - Hazardous Materials Surveys or Abatements
 - Primary Property Surveys and Setbacks
 - Utility Fees. (Gas, Electric, Utility Tap Fees)
 - Plan reproduction for Owner's use
 - Storm Water Management Plan
 - Developmental Fees
 - Furniture, Fixtures and Equipment
 - Improvement Location Certificate if necessary
 - Traffic Impact Fees if necessary
 - Security Watchman Services
 - Winter protection
 - Smoke Detectors
 - Repair work on RTU's
- Excludes all teledata cabling and fiber (by owner)



- Painting (assumed by PacVac)

Qualifications/Clarifications to the Proposal

- Handling of RTU's once – picking and flying onto roof from PacVan flatbed
- Boulder wall is figured using existing boulders only
- Class 6 road base for modular pad prep
- The price is subject to material availability, mill increases, and fuel surcharges at time of order.
- The Proposal is valid for a period of 30 days.
- If accepted, a mutually agreed upon Contract Agreement will be executed by both parties.
- Temporary site restrooms are included in the proposal
- Leaving two large trees in place

Thank you for the opportunity to submit our proposal. We look forward to working with you on this project. Please do not hesitate to call with any questions.

Sincerely,

HIMMELMAN CONSTRUCTION, INC.

Joshua Hill
Project Manager

