

March 01, 2017

William S. Hart Union High School District  
Attn: Mr. Mons Mendoza  
21380 Centre Pointe Parkway  
Santa Clarita, CA 92350

Subject: Placerita JHS Project 2230602 – Final GMP

Mr. Mendoza,

Enclosed you will find the 'Final GMP' for the Placerita Junior High School GrowthPoint project summarizing original bid results, bid results from 2/10/17 and revisions to the draft results sent on 2/14/17 that were reviewed on site 2/15/17. Compared to the Preliminary GMP provided on 9/13/16 revisions to the DSA Approved Drawings, Specifications and supporting contract documents significant revisions include:

Schedule:

- Planning Phase 8/1/16 – 8/31/16 extended through 10/29/16; 2-month impact.
- Site Preparation 9/1/30 – 9/30/16 versus 11/1/16 – 1/22/14 actual; 34-day impact.
- Construction Schedule 10/3/16 – 6/21/17 versus 1/23/17 – 10/5/17 actual.

Demolition and Grade: cost savings of (\$41,067).

Concrete: Preliminary GMP is based upon Architectural Drawings dated 6/14/16, no foundation drawings provided, using typical modular foundations. DSA Approved drawings increase foundations requirements greater than 50%; cost increase of \$685,480.

Site Utilities: DSA approved documents added (1) Fire Hydrant, increased fire water piping diameter from 6" to 10" and extended length of line by 330lf, HVAC connections and under modular manifolds; cost increase of \$163,400.

Electrical Audio/Video & Communications: Preliminary Budget of \$285,000 increased to \$568,000; increase of \$283,000.

Landscaping: As a Value Engineering Item, the Planting and Finish Irrigation Scope of Work was deleted. We will install the Irrigation Infrastructure only; cost savings of (\$141,100).

AC Paving: As a Value Engineering Item, the entire Fire Lane will be constructed of AC Paving in lieu of Concrete, resulting in a cost savings of (\$82,000) in concrete scope and a cost increase of \$38,000 in AC Paving Scope for a total cost savings of (\$44,000).

Modular Installation: cost savings of (\$81,120).

Painting: not in Preliminary GMP; increase of \$57,300.

Roofing: not in Preliminary GMP; increase of \$114,750.

**Summary:**

- Preliminary GMP based on non DSA architectural drawings and limited specifications only was \$4,868,138.
- Formal bid with DSA Stamped plans, specifications, modular drawings with GrowthPoint scope matrix and complete end user scope requests was \$9,928,431.
- 2<sup>nd</sup> Formal Bid with DSA Stamped plans, specifications, modular drawings with **revised** GrowthPoint scope matrix and end user **requirements** was \$7,964,536.
- Scrub proposals, confirmed scope boundary, requirements and responsibilities reduced cost to \$6,769,103.
- Value engineering options to replace section of concrete fire lane with asphalt and install landscape/irrigation infrastructure only further reduced cost to \$6,481,385.
- Value engineering to confirm audio video and communications needs results in a Final GMP of \$6,408,710.

Comparing the Pre-GMP to Final-GMP there is a cost increase of \$1,540,572 due to the following items:

- Increased project scope detailed on page 1 = \$996,643.00
- Increased scope to Balfour Beatty = \$543,929.00  
(temp power to existing occupied buildings, builders risk, bonds, GL insurance, removal of existing stock pile, contingencies, extended scheduling and extended planning phase).

If you have any questions or would like to discuss in greater detail please contact me directly at 949-379-9688.

Sincerely,



Balfour Beatty Construction  
Wayne Roemhild  
Sr. Project Manager

## FINAL GMP

### WSHUHSD - PLACERITA JUNIOR HIGH SCHOOL GROWTH POINT PROJECT

|   |          | Costs     |
|---|----------|-----------|
| <b>Increment 1 - Planning Phase</b>                                       | \$       | 35,000    |
| <b>Increment 2 - Site Preparation</b>                                     | \$       | 255,645   |
| <b>Increment 3 - Growth Point Installation</b>                            | \$       | 4,605,570 |
| <b>Subtotal Estimated Costs</b>   | \$       | 4,896,215 |
| <b>Balfour Beatty General Conditions &amp; General Requirements</b>       | \$       | 662,315   |
| <b>Allowance - landscape revisions for temp road</b>                      | \$       | 20,000    |
| <b>SUBTOTAL HARD COSTS</b>  | \$       | 5,578,530 |
| <b>General Liability/ WC Ins. (Calculated on Contract Amount)</b>         | 1.04% \$ | 66,651    |
| <b>COC Insurance (N/A by district)</b>                                    |          |           |
| <b>BUILDERS FEE (Calculated on Contract Amount)</b>                       | 4.00% \$ | 256,348   |
| <b>Builders Risk Insurance (Calculated on Contract Amount + Modulars)</b> | 0.95% \$ | 108,383   |
| <b>BONDS (Calculated on Contract Amount)</b>                              | 1.00% \$ | 64,087    |
| <b>SUBTOTAL</b>   | \$       | 6,073,998 |
| <b>Owner Contingency 3%</b>   | \$       | 167,356   |
| <b>Contractor Contingency 3%</b>  | \$       | 167,356   |
| <b>TOTAL</b>  | \$       | 6,408,710 |

**Re-Bid Tabulation Results**

14647000 - Placerita JHS - New Classroom Buildings Project

Contract No.: PL16-08

Project No.: 2230602

Bid Due Date 02/10/17 at 2:00 PM

|                                |
|--------------------------------|
| * Approved By District Only    |
| ** Approved By BBC Only        |
| *** Approved By District & BBC |

| PP # 01 - Building Demo & Abatement                         |                              | Proposal Price  | Price Spread    | Notes   |
|---|------------------------------|-----------------|-----------------|---|
|   | Moreno Valley                | \$ 67,400.00    |                 | Pre-Qual N/A by district or BBC under 0.5 Million   |
|   | Elite                        | \$ 80,500.00    | \$ 13,100.00    |   |
|   | American Integrated Crew Inc |                 |                 |   |
|   | Westcor                      | \$ 105,800.00   | \$ 38,400.00    |   |
|   | Damar                        |                 |                 |   |
|   | Tim Greenleaf Engineering    |                 |                 |   |
|   | Ortiz                        |                 |                 |   |
|   | T3                           |                 |                 |   |
|   | T3                           |                 |                 |   |
| PP # 02 - Site Demo & Grading                               |                              | Proposal Price  | Price Spread    | Notes   |
|   | Moreno Valley                | \$ 489,111.00   | \$ 168,578.00   | Pre-Qual N/A by district or BBC under 0.5 Million   |
|   | Elite                        | \$ 476,900.00   | \$ 156,367.00   |   |
|   | American Integrated Crew Inc |                 |                 |   |
|   | Westcor                      |                 |                 |   |
|   | Damar                        | \$ 320,533.00   |                 |   |
|   | Tim Greenleaf Engineering    |                 |                 |   |
|   | Ortiz                        |                 |                 |   |
|   | T3                           |                 |                 |   |
|   | T3                           |                 |                 |   |
| PP # 03 - Site Utilities                                    |                              | Proposal Price  | Price Spread    | Notes   |
| ***   | Miller Plumbing              | \$ 578,400.00   |                 |   |
|   | Suttles Plumbing             | \$ 893,000.00   | \$ 314,600.00   |   |
|   | JPI Development              |                 |                 |   |
|   | Pro-Craft Plumbing           | \$ 582,000.00   | \$ 3,600.00     |   |
|   | HL Moe                       |                 |                 |   |
|   | R-Help                       |                 |                 |   |
| PP # 04 - Site & Structural Concrete, Fencing, and Railings |                              | Proposal Price  | Price Spread    | Notes   |
|   | Black Bird                   |                 |                 | However - They currently can't bond this project, they reached their bonding Capacity<br><br>Their Qualification with BBC is still under review, District PreQual complete<br><br>Pulled bid due to manpower, not prequalified with BBC or District, BBC in progress, district waiver required. (This Price does not include the 6" concrete Fire Lane Between Bldg 10, 200, 400, 600 and Bldg 20 and 40)<br><br>Their Qualification with BBC is still under review, not prequalified with District |
| **  | Devries                      | \$ 2,170,000.00 | \$ 555,000.00   |   |
|   | Del Amo Construction         |                 |                 |   |
|   | American Integrated          | \$ 1,615,000.00 | \$ -            |   |
|   | Santa Clarita Concrete       |                 |                 |   |
| *   | Marne Construction           | \$ 2,551,364.25 | \$ 936,364.25   |   |
|   | Hughes                       | \$ 1,578,961.00 | \$ (118,039.00) |   |
|   | Moreno Valley                | \$ 1,697,000.00 | \$ 82,000.00    |   |
|   | Moreno Valley                | \$ 1,697,000.00 | \$ 82,000.00    |   |
| PP # 05 - Electrical  |                              | Proposal Price  | Price Spread    | Notes   |

|  |                            |                 |                |  |   |
|--|----------------------------|-----------------|----------------|--|---|
| ***  | RDM Electric               | \$ 1,020,400.00 |                |  | We need to verify with District the Scope and the fire alarm contractor   |
|  | Gould Electric             |                 |                |  |   |
|  | Taft Electric              | \$ 1,375,955.00 | \$ 355,555.00  |  |   |
|  | Delta Electric             |                 |                |  |   |
|  | Power Pro Plus             |                 |                |  |   |
|  | Anderson Howard            |                 |                |  |   |
| <b>PP # 06 - Irrigation &amp; Landscaping</b>            |                            |                 |                |  | <b>Notes</b>  |
|  | Pierre Landscaping         | \$ 316,045.00   | \$ 281,545.00  |  |   |
| **   | Rey Art                    | \$ 34,500.00    |                |  | Pre-Qual N/A by district - Original Price was \$225,600. The Price Presented here is ONLY for the Irrigation Infrastructural (main line, thrust blocks, sleeves and wires only) |
|  | Marina                     |                 |                |  |   |
|  | Valley Crest               |                 |                |  |   |
|  | Oak Ridge                  |                 |                |  |   |
|  | Bright View                |                 |                |  |   |
|  | Griffith Company           |                 |                |  |   |
| <b>PP # 07 - AC Paving</b>                               |                            |                 |                |  | <b>Notes</b>  |
|  | Black Bird                 |                 |                |  |   |
|  | Western Paving             | \$ 117,487.00   |                |  | Pre-Qual N/A by district or BBC under 0.5 Million - This price includes the AC Paving for the Fire Lane between Building 10, 200, 400, 600 and Bldg 20 and 40)                  |
|  | Devries                    |                 |                |  |   |
|  | Toro                       |                 |                |  |   |
|  | Asphalt Fabric Engineering | \$ 90,000.00    | \$ (27,487.00) |  | Pulled bid due to missed scope  |
|  | Allied                     |                 |                |  |   |
|  | All American               |                 |                |  |   |
| <b>PP # 08 - GPS Installation &amp; MISC Specialties</b> |                            |                 |                |  | <b>Notes</b>  |
|  | Del Amo Construction       |                 |                |  |   |
| **   | Custom Modular             | \$ 679,800.00   | \$ 132,800.00  |  | I didn't see his prequalification in the district's list  |
|  | SKC Company                |                 |                |  |   |
|  | Moreno Valley Construction | \$ 547,000.00   |                |  | Their Qualification with BBC is still under review  |
|  | Union Modular Construction |                 |                |  |   |
| <b>PP # 09 - Painting &amp; Coating</b>                  |                            |                 |                |  | <b>Notes</b>  |
|  | CTG                        | \$ 132,000.00   |                |  |   |
| ***  | Paint & Décor              | \$ 57,300.00    | \$ 74,700.00   |  |   |
|  |                            |                 |                |  |   |
| <b>PP # 10 - Roofing &amp; Sheet Metals</b>              |                            |                 |                |  | <b>Notes</b>  |
|  | Commercial Roofing         | \$ 184,637.00   | \$ 69,887.00   |  |   |
|  | Pacific Single Ply         | \$ 114,750.00   |                |  | Pre-Qual N/A by district or BBC   |
|  |                            |                 |                |  |   |

**Total = \$ 4,605,570.00**