

Revised CCL "As Provided by the Private Entity"

7/5/2011 Revised



Reimbursable Costs	AHS	AMS	BHS	Notes
Site Construction	\$ 4,885,042	\$ 182,633	\$ 6,560,391	
Building Construction	\$ 26,180,622	\$ 15,590,206	\$ 41,682,432	1
Builder's Risk Insurance	\$ 98,312	\$ 32,623	\$ 152,835	2
Permits Allowance	\$ 75,285	\$ 53,071	\$ 162,345	3
Utility Connection Fees Allowance	\$ -	\$ -	\$ 30,000	4
Inspection and Testing Allowance	\$ -	\$ -	\$ -	5
Printing Allowance	\$ 9,000	\$ 9,000	\$ 9,000	6
Fixtures and Equipment Allowance	\$ -	\$ -	\$ -	7
Legal, Insurance, Accounting (Project Related)	\$ 35,000	\$ 25,000	\$ 35,000	
Private Entity's Contingency	\$ 852,739	\$ 788,178	\$ 1,325,655	8
Subtotal of Reimbursable Costs	\$ 32,136,000	\$ 16,680,711	\$ 49,957,659	
Fixed Costs				
Architecture/Engineering Fee and Expenses	\$ 2,002,563	\$ 1,210,560	\$ 3,113,155	9
Surveys/Studies/Additional Services*	\$ 205,315	\$ 175,235	\$ 414,450	10
General Contractor Fee	\$ 1,310,437	\$ 751,729	\$ 2,037,187	11
Subtotal of Fixed Costs	\$ 3,518,315	\$ 2,137,524	\$ 5,564,791	
CONTRACT COST LIMIT	\$ 35,654,315	\$ 18,818,235	\$ 55,522,450	12
= Reimbursable + Fixed Fee Costs (not to exceed)			\$ 109,995,000	
ALTERNATE PRICES	TBD	TBD	TBD	13
	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	

Notes:

- 1 The following technology items have been included in the Building Construction Costs:
 - a. Building IT wiring and hardware locations
 - b. Scoreboards & score controllers
 - c. Public Address System (Indoor & Outdoor)
 - d. Building controls system accessible through County intranet. Graphical User Interface should include energy use monitoring (outdoor sensors, meter readings, etc.).
- 2 Builder's Risk Insurance shall be provided by the Private Entity.

- 3 Permits Allowance includes fees for Phase I Environmental, Wetland Delineation and Confirmation, and VSMP Permitting (if applicable). Savings are 100% to Owner (not shared); additional expenses shall be borne by the Owner.
- 4 Utility Connection Fees allowance savings are 100% to Owner (not shared), additional expenses shall be borne by the Owner.
- 5 Inspection and Testing Allowance includes construction testing. Savings are 100% to Owner (not shared); additional expenses shall be borne by the Owner. (Special Inspections will be by Owner).
- 6 Printing Allowance includes all printing for Owner and Owner's consultants. Savings are 100% to Owner (not shared); additional expenses shall be borne by Owner.
- 7 Fixtures and Equipment Allowance may include loose furniture, food service equipment, including hood, and building technology including the following:
 - a. County Network connectivity for IT systems
 - b. Internet access
 - c. Wireless access within building
 - d. Card access system
 - e. Video surveillance system and monitoring
 - f. VOIP Telephone system (VOIP, key switch, PBX)
 - g. CATV
- 8 Private Entity's Contingency is to be used at the discretion of the Private Entity in accordance with 5.3.c of the Comprehensive Agreement. Contingency will not be used for A/E design fees or expenses. Remaining contingency at the conclusion of the project is subject to shared savings per 5.7 of the Comprehensive Agreement
- 9 Architectural/Engineering fee and expenses include on-site civil, structural, plumbing, HVAC, and electrical engineering, interior design (including loose furniture selection, procurement and installation administration), surveying and landscape design. It also includes food service consultant, environmental engineering, traffic studies, strategic planning for education, and educational systems planning (LAN, AV, intercommunications, master clock, physical security, telephone and video distribution), and historic preservation
- 10 Surveys include the topographic, utility, and boundary survey, comprehensive study for AMS, hazardous materials studies for AHS and AMS, early site packages, daylighting consultant for Auburn Strand, VDOT studies, early structures packages
- 11 Contractor's Fee includes the fees and expenses payable to the Prime Construction Contractor. General Conditions, bonds and insurance are in the Building Construction line item
- 12 Contract Cost Limit (CCL) is the maximum amount payable to Private Entity and is a cap on Private Entity's compensation
- 13 Alternate Prices are options that may be added to increase the CCL by change order at the Owner's discretion during the course of the Project

The above pricing is based on the following clarifications.

For AMS

- 1 Building Size Limit (BSL) Set to 121,755 sf

- 2 Provide New Auditorium Seating and Gym Seating
- 3 Owner to Provide Smart Boards
- 4 Eliminate Commissioning. Owner may pay out their contingency.
- 5 Provide VCT in Classrooms and Circulation Areas
- 6 Change Aluminum Roofs to Galvalume Steel or Faux Slate.
- 7 Change Built Up Roofs to EPDM, TPO or PVC.
- 8 Owner to Provide Furniture
- 9 Provide Hybrid Mechanical System
- 10 Owner to Provide all Testing
- 11 VE Electrical Systems while using copper wire, K rated transformers, and separate neutrals.
- 12 Use \$25K Allowance for Tile in Circ. Areas
- 13 Design and costs for demolition of the existing middle school to be by MCPS. Management of that scope to be by The Branch Team

For AHS

- 1 Building Size Limit (BSL) Set to 175,000 sf
- 2 Reduce Auditorium Seating to 600
- 3 Owner to Provide Smart Boards
- 4 Eliminate Commissioning. Owner may pay out their contingency.
- 5 Provide VCT in Classrooms and Circulation Areas
- 6 Change Aluminum Roofs to Galvalume Steel or Faux Slate.
- 7 Change Built Up Roofs to EPDM, TPO or PVC.
- 8 Owner to Provide Furniture
- 9 Provide Hybrid Mechanical System
- 10 Use Metal Stud Framing Throughout as acceptable to Owner.
- 11 Owner to Provide all Testing
- 12 VE Electrical Systems while using copper wire, K rated transformers, and separate neutrals.
- 13 Reduce Sidewalks to 30,000 sf while meeting all ADA standards.
- 14 Use \$100K Allowance for Tile in Circ. Areas
- 15 Change gym seating to 1000

For BHS

- 1 Building Size Limit (BSL) Set to 280,000 sf
- 2 Reduce Auditorium Seating to 1000
- 3 Owner to Provide Smart Boards
- 4 Eliminate Commissioning. Owner may pay out their contingency.
- 5 Provide VCT in Classrooms and Circulation Areas
- 6 Change Aluminum Roofs to Galvalume Steel or Faux Slate.
- 7 Change Built Up Roofs to EPDM, TPO or PVC.
- 8 Change Gym Seating to 2000
- 9 Owner to Provide Furniture
- 10 Provide Hybrid Mechanical System
- 11 Use Metal Stud Framing Throughout as acceptable to Owner.
- 12 Owner to Provide all Testing
- 13 VE Electrical Systems while using copper wire, K rated transformers, and separate neutrals.

- 14 Reuse Existing Chillers and Cooling Towers
- 15 Provide 6 Tennis Courts
- 16 Use \$100K Allowance for Tile in Circ. Areas
- 17 Investigate the potential to provide grass or gravel parking lot at baseball/softball fields. Provide if not cost prohibitive

* **Additional Clarifications applicable to all schools**

- A The RFP includes a requirement that the quality standards for building systems, their components, construction, materials, and equipment, as well as insurance, warranties, and other requirements shall be at least as stringent as the specification for the new Prices Fork Elementary School and at least all of the systems in the specs shall be provided in the new projects, including computer network distribution system, voice amplification system, and security system network wiring. However, the Owner and Private Entity, agreeing there are opportunities to reduce the cost of the Project through exploration of alternative materials, equipment, systems and means and methods without significant compromises to quality, aesthetics or functionality, have agreed to a minimum goal of developing \$500,000 in cost savings during design development and prior to establishing the GMP. Private Entity has reduced their Reimbursable Costs by \$500,000 anticipating the Owner and Private Entity will be successful in achieving this goal. If Owner and Private Entity are unable to reach this goal, the amount which they are short of the goal will be split between Owner and Private Entity equally and their respective contingencies will be reduced by this amount such that there is no increase to the CCL because of their inability to reach this goal.
- B As part of the fixed A/E costs identified in the CCL, the schematic designs for the projects will, at a schematic level, identify how expansions to obtain the ultimate enrollment capacities would be accommodated (primarily classroom expansions). Likewise, core spaces and systems such as the administrative areas, dining rooms, kitchens, libraries, and mechanical systems capacities will be fully designed to accommodate the ultimate enrollment within the CCL.
- C The BSLs have been established without fully vetting how the MCPS program would be modified to accommodate the SF reductions. Owner & Private Entity will work together to modify program as necessary to accommodate new building size limit. As part of the building size limit the Owner accepts that their program will be modified to accommodate the building size limit. The initial concept for the reduction of BHS from 1600 to 1400 include the following: 8 fewer general classrooms, 4 fewer resource classrooms, 2,000 seat gym, and 1,000 seat auditorium. AHS modifications would be similar
- D We are assuming the sf reductions (and associated program changes) can be made without working through a new schematic design process - our schedule will not accommodate a new round of approvals, presentations, stakeholder input meetings, etc.
- E We have developed this submittal expeditiously. While we have attempted to capture every clarification and qualification we will need to fully vet each of these opportunities during the design development stage of the projects.

F The above CCL is for a total project cost and not three individual CCLs.

G Schools will be designed for a student capacity of 1400 (1600 core) for BHS, 600 (800 core) for AHS, and 480 (600 core) for AMS

H The building area will be calculated as prescribed by the building code

I Grading for future parking lots, including associated storm water requirements with regard to quantity, will be included in the base contract.

J Grading for future expansion of facilities to reach core capacity as mutually agreed to during the design development phase, associated storm water with regard to quantity, and building system capacities as appropriate, are in the base contract.