

**Northern State University
Regional Sports Complex
Guaranteed Maximum Price
OSE # R0118—05X
September 30, 2019**

Northern State University (NSU) requests the approval of the Guaranteed Maximum Price (GMP) proposal for the construction of the Regional Sports Complex submitted by McCownGordon Quest Construction (CM).

The GMP is based on 100% Construction Documents for the Barnett Center addition dated September 4, 2019 and 50% Construction Documents for the football and softball stadiums dated September 16, 2019. Final Construction Documents for the Football and Softball Stadiums are to be completed November 11, 2019. Substantial Completion date for the project is August 4, 2021

The Building Committee is asked to approve the GMP submitted by the CM of **\$26,800,000**.

The Building Committee is also ask to approve the list of Alternates so that they may be accepted during the course of construction provided funds are available to do so. In accordance with HB 1037, construction costs may not exceed one hundred twenty-five percent of the estimated total project construction cost of \$33 million. The project will be funded through gifts donated to the Educational Impact Campaign.

The project budget is as follows:

Estimated Project Costs	
Construction Costs	\$ 22,501,459
Preconstruction Fee	70,000
Sub Default Insurance	54,942
General Liability Insurance	93,800
Builders Risk Insurance	40,200
Escalation to April 2020 Const Start	777,278
Design & Construction Contingency	1,262,038
Contractor's Fee	1,212,100
Performance & Payment Bonds	241,200
SD State Excise Tax, 2.041%	546,983
Guraanteed Maximum Price	\$ 26,800,000
Professional Fees	1,933,125
Testing	125,000
Geotechnical Report	12,780
Survey/Appraisal/Legal Fees	27,014
OSE	95,000
Commissioning	95,000
Furniture/Fixtures/Equipment	2,500,000
Site Utilities - City of Aberdeen	114,567
Owner Contingency	1,297,514
Total Estimated Project Costs	\$ 33,000,000

ALTERNATES

The alternates shown below have not been accepted and are not included in this GMP proposal. The Alternates shall be identified in the 100% Construction Documents for bidding by trade partners. Final pricing will be determined with trade partner bids with 100% Construction Documents.

Alternates			Estimated Cost
ALT 1.1-A	Barnett Center first floor SOG & MEP	Add	322,947
ALT 1.1-B	Barnett Center build out	Add	1,436,629
ALT 1.2	Barnett Center Football Locker Units	Add	287,000
ALT 1.3	Barnett Center Second floor build out	Add	1,414,025
ALT 1.4-A	Barnett Center Addition Core and Shell	Add	1,215,637
ALT 1.4-B	Barnett Center Interior Build Out	Add	560,083
ALT 1.5	Barnett Center Walkway Bridge	Add	483,602
ALT 2.1	Football Loge Seats and Restrooms	Add	437,884
ALT 2.2	Upper Football grandstand seating capacity	Add	419,814
ALT 2.3	Football Party Deck Walls & Roofs	Add	126,008
ALT 2.4	Football Stadium Passenger Elevator	Add	166,072
ALT 2.5	Radiant Heat for Exterior Loge Level	Add	TBD
ALT 2.6	Radiant Heat for Party Decks	Add	TBD
ALT 4.1	Playing Field Subgrade Treatment	Deduct	TBD
ALT 4.2	Football Sports Lighting	Add	511,000
ALT 5.1	West Sidewalk	Add	89,863
ALT 5.2	West parking and Drive lane	Add	106,114
ALT 5.3	Softball Parking	Add	134,646
ALT 5.4	Sod in lieu of seed	Add	35,962
ALT 5.5	Provide Trees	Add	34,435
ALT 5.6	Provide Planting beds	Add	37,267
ALT 5.7	Curved Seat Walls	Add	35,178
ALT 5.8	Gateway Feature	Add	56,098
ALT 5.9	Football Donor Recognition	Add	TBD
ALT 5.10	Softball Donor Recognition	Add	TBD

A detailed explanation of the GMP can be found in the GMP Deliverable dated 9/27/19.