

AGREEMENT

BETWEEN LARAMIE COUNTY, WYOMING, AND FCI CONSTRUCTORS OF WYOMING, LLC FOR THE PRE-CONSTRUCTION AND CONSTRUCTION PHASE SERVICES FOR **LARAMIE COUNTY DETENTION CENTER HVAC RETRO-COMMISSIONING MODIFICATIONS**

This Agreement ("Agreement") is made by and between Laramie County, (hereinafter collectively referred to as "Owner"), and FCI Constructors of Wyoming, LLC. (hereinafter referred to as "CMAR") as follows:

INTRODUCTORY PROVISIONS

WITNESSETH, that the Owner and CMAR, for the consideration hereinafter stated and in exchange for the mutual covenants set forth herein, hereby agree as follows:

GENERAL TERMS:

- A. The "Owner" The "Owner" referred to in this Agreement is Laramie County.
- B. The "CMAR" The "CMAR" referred to in this Agreement is FCI Constructors of Wyoming, LLC.
- C. The "Project Architect" The "Project Architect" referred to in this Agreement is MKK Consulting Engineers, Inc.

SECTION 1. LEGAL PROCESS: This Agreement is entered into pursuant to the provisions of Wyo. Stat. §16-6-701 et seq.

SECTION 2. SCOPE OF THE PROJECT: The CMAR shall furnish services in connection with the project described generally as Laramie County Detention Center HVAC RCx Modifications, the final scope of the project(s) and budget therefore to be determined by the Owner, Project Architect and CMAR. The scope of the Project is more particularly described as follows:

Pre-construction services and Construction Management at Risk services for Laramie County as more particularly described in the Contract Documents, (hereinafter collectively referred to as the "Projects" and individually as "individual Project" or "Project"). The total estimated construction budget for all of the Project(s) is:

Construction Budget

Description	Budget
Preconstruction Fixed Fee	\$10,000.00
General Conditions Cost (12 months)	\$283,416.00
Construction Management Fee	4.0%
Cost of the Project Work	\$4,739,532.00
Guaranteed Maximum Price (GMP)	\$5,542,033.00

SECTION 3. CONTRACT DOCUMENTS: The Owner and the CMAR agree that the Contract Documents for the Project shall consist of this Agreement, "Exhibit A" and the following documents incorporated into and made a part of this Agreement, and are as fully incorporated into the Agreement as if attached to this Agreement or repeated herein, to-wit:

or CPMS. The CMAR shall coordinate and integrate the CPMS for the Project with the services and activities of the Project Architect as set forth in the Project Architect’s Schedule for design services. As design proceeds through Schematic Design, Design Development, Construction Documents, and construction phases of the Project the CPMS shall be updated to indicate proposed activity sequences and durations, milestone dates for receipt and approval of pertinent information, submittal of GMP proposal, preparation and processing of shop drawings and samples, delivery of materials or equipment requiring long-lead time procurement, Owner’s occupancy requirements showing portions of the Project having occupancy priority, proposed date of Substantial Completion, and proposed date of Final Completion acceptable to the Owner. The CMAR shall establish a baseline schedule for the project that shall be approved by the Owner and include resource requirements and cost information for all work packages. The CMAR shall be responsible to track ongoing progress of the project against the baseline schedule and provide updates with each application for payment.

1.4.10 PROJECT TEAM: For purposes of this Agreement, “Project Team” shall mean the Owner, the CMAR, and the Project Architect.

1.5 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

1.5.1 The date of commencement of the Work shall be the date of this Agreement unless a different date is stated.

1.5.2 The Contract Time shall be measured from the date of commencement, subject to adjustments of this Contract Time as provided in the Contract Documents.

1.5.3 The CMAR shall achieve Substantial Completion of the Work and Final Completion of the Work for each Project as follows:

1.5.3.1 **Substantial Completion:** November 26, 2019

1.5.3.2 **Final Completion:** December 27, 2019.

1.6 AGREEMENT AND PAYMENT CONTINGENT UPON AVAILABILITY OF APPROPRIATED FUNDS UNDER THE BUDGET

1.6.1 Any other provisions of the Contract Documents to the contrary notwithstanding, it is expressly understood and agreed that the legal obligation of the Owner under this Agreement, including the obligation of the Owner to pay the contract sum or any part thereof shall be contingent upon the availability of funds and any formal action of the Owner for the purpose of payment of the Contract Sum or any part thereof. In the event the funding for the Project becomes unavailable for any reason, the Owner may terminate this agreement without cause under the provisions of Article 9 hereof.

1.6.2 It is agreed that the obligations of the CMAR herein are expressly contingent upon reasonable proof to the CMAR that the Owner has funds specifically approved to fund the Project.

1.7 COMPLIANCE WITH STATUTES: It shall be the sole responsibility of the CMAR to at all times comply with all applicable federal and state statutes.

1.8 EQUAL EMPLOYMENT OPPORTUNITY AND VERIFICATION OF IMMIGRATION STATUS: The CMAR shall comply with applicable laws, regulations and special requirements of the Contract Documents regarding equal employment opportunity and shall comply with all requirements of the federal immigration verification system to determine the work eligibility status of new employees physically performing services within the State of Wyoming, if required by state or federal law or regulation.

ARTICLE 2 CONSTRUCTION MANAGER AT RISK’S RESPONSIBILITIES

The services to be provided under this Article constitute the Construction Management Services to be provided by the CMAR, which are to be divided between Pre-Construction Phase services (paragraphs 2.1, 2.2, 2.3 and 2.4) and Construction Phase services (paragraphs 2.5, 2.6 and 2.7). If the Owner and CMAR agree in writing after consultation

RCx Modifications Detention

Project Location: Cheyenne, Wyo / 1910 Pioneer A
 Estimate Type: GMP
 Project Duration: 12 Months
 Project SF: NA
 Estimator: John Flanagan

Revision: 2- VE
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Description		Total Cost	
Division 01	GENERAL REQUIREMENTS	\$	293,416
Division 02	EXISTING CONDITIONS	\$	66,346
Division 03	CONCRETE	\$	14,211
Division 04	MASONRY	\$	-
Division 05	METALS	\$	192,609
Division 06	WOOD & PLASTIC	\$	-
Division 07	THERMAL & MOISTURE PROTECTION	\$	58,947
Division 08	DOORS & WINDOWS	\$	8,773
Division 09	FINISHES	\$	124,412
Division 10	SPECIALTIES	\$	-
Division 11	EQUIPMENT	\$	-
Division 12	FURNISHINGS	\$	-
Division 13	SPECIAL SYSTEMS	\$	-
Division 14	CONVEYING SYSTEMS	\$	-
Division 21	FIRE SUPPRESSION	\$	39,150
Division 22	PLUMBING	\$	7,975
Division 23	HVAC	\$	3,828,953
Division 26	ELECTRICAL	\$	363,849
Division 27	COMMUNICATIONS	\$	3,500
Division 28	ELECTRONIC SAFETY & SECURITY	\$	30,807
Division 31	EARTHWORK	\$	-
Division 32	EXTERIOR IMPROVEMENTS	\$	-
Division 33	UTILITIES	\$	-

SUBTOTAL **\$ 5,032,948**

BUILDING PERMIT & PLAN CHECK FEE	BY OTHERS	\$	-
CONTRACTOR'S CONTINGENCY	4.50%	\$	226,483
GENERAL LIABILITY INSURANCE	BY FCI	\$	33,252
BUILDER'S RISK INSURANCE	BY FCI	\$	4,127
PERFORMANCE AND PAYMENT BOND	BY FCI	\$	32,068
PRECONSTRUCTION FEE	IN DIV 1	\$	-
FCI OVERHEAD AND FEE	4.00%	\$	213,155

ESTIMATE TOTAL: \$ 5,542,033

GMP Addendum



Project Name: RCx Modifications Detention

Estimate Type: GMP

Project Duration: 12 Months

Project SF: NA

Estimator: John Flanagan

Revision: 2-VE

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Description	Quantity	Unit \$	Total \$
Division 01 GENERAL REQUIREMENTS			
GENERAL CONDITIONS			
GENERAL REQUIREMENTS	12 MONTHS	23,618.00	283,416
FCI BRANDED SAFETY ENTRY GATE SCREEN	- EACH	163.00	0
PRECONSTRUCTION FEE	1 LSUM	10,000.00	10,000
WINTER CONDITIONS	- INCL. IN DCOW	0.00	0
TOTAL GENERAL CONDITIONS			293,416
Total Division 01 GENERAL REQUIREMENTS			\$293,416
Division 02 EXISTING CONDITIONS			
SURVEYING			
LAYOUT	1 LSUM	1,000.00	1,000
X-RAY INVESTIGATION	1 LSUM	6,000.00	6,000
SCAFFOLD MECH CHASE	3 WKS	1,500.00	4,500
TOTAL SURVEYING			11,500
INTERIOR DEMOLITION			
INTERIOR DEMOLITION		0.00	0
SAWCUTTING		0.00	0
CONCRETE SLABS	100 LNFT	6.00	600
MASONRY WALLS	1 LSUM	1,500.00	1,500
DEMOLITION		0.00	0
CONCRETE DEMO	1 LSUM	5,000.00	5,000
CMU WALLS	1 LSUM	2,500.00	2,500
DRYWALL WALLS AND FRAMING	1 LSUM	1,500.00	1,500
DRYWALL CEILINGS	3,000 SQFT	3.00	9,000
ACT CEILINGS	1,500 SQFT	2.00	3,000
SECURITY CEILING DEMO	700 SQFT	5.00	3,500
CEILING SHORING	1 LSUM	2,500.00	2,500
HAUL AND DISPOSE	1 LSUM	1,500.00	1,500
GENERAL CLEAN-UP	1 LSUM	15,960.00	15,960
FLOOR PROTECTION	1 LSUM	1,635.00	1,635
SEAL / PROTECT EXISTING DUCTWORK	1 LSUM	1,588.00	1,588
CHANGE OUT RTU FILTERS AT COMPLETION	1 LSUM	2,088.00	2,088
ADDITIONAL DUMPSTERS	7 EACH	425.00	2,975
TOTAL INTERIOR DEMOLITION			54,846
TEMPORARY CONDITIONS			
TEMP HVAC / MECH ALLOWANCE	- EXCLUDED	0.00	0
TOTAL TEMPORARY CONDITIONS			0
Total Division 02 EXISTING CONDITIONS			\$66,346
Division 03 CONCRETE			
FOUNDATIONS			
INTERIOR FLATWORK			
FLATWORK		0.00	0
HOUSEKEEPING PAD 6"	400 SQFT	9.00	3,600
HKP 6" PENTHOUSE	33 SQFT	16.00	528
TOTAL INTERIOR FLATWORK			4,128
CONCRETE MATERIALS			
TOTAL CONCRETE MATERIALS			0
REINFORCING MATERIALS			
TOTAL REINFORCING MATERIALS			0
CONCRETE MISCELLANEOUS			
DAILY CLEAN-UP - CONCRETE	2 WKS	1,932.00	3,864
UNLOAD & DISTRIBUTE REBAR	8 MHRS	47.04	376
SAFETY EQUIPMENT - CONCRETE	1 LSUM	1,500.00	1,500
GROUT ANCHOR BOLTS	50 EACH	52.86	2,643
DUMPSTERS	4 EACH	425.00	1,700
TOTAL CONCRETE MISCELLANEOUS			10,083
Total Division 03 CONCRETE			\$14,211
Division 04 MASONRY			
Total Division 04 MASONRY			\$0
Division 05 METALS			
STRUCTURAL STEEL			
STRUCTURAL STEEL FABRICATIONS- PUMA	1 LSUM	158,009.00	158,009
EXTERIOR DUCT SUPPORT	18 EACH	229.36	4,128
PIPE SUPPORTS	18 EACH	627.20	11,290
STEEL ERECTION	- INCLUDED	0.00	0
FLOOR AND ROOF PENETRATIONS	- INCLUDED	0.00	0

Project Name: RCx Modifications Detention
Estimate Type: GMP
Project Duration: 12 Months
Project SF: NA
Estimator: John Flanagan

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Description	Quantity	Unit	\$	Total \$
GRATING	- INCLUDED		0.00	0
TOTAL STRUCTURAL STEEL				173,427
STEEL FABRICATIONS				
STEEL FABRICATIONS			0.00	0
STAIRS	- INCLUDED		0.00	0
EXTERIOR GUARDRAIL	- INCLUDED		0.00	0
GROUTING	15 EACH		60.10	902
MISC. METALS	1 LSUM		2,500.00	2,500
SAFETY EQUIPMENT - STEEL ERECTION	1 LSUM		2,500.00	2,500
UNLOAD & DISTRIBUTE STEEL ITEMS	1 LSUM		2,500.00	2,500
SAFETY CABLING	200 LNFT		19.00	3,800
SITE IMPROVEMENTS FOR CRANE ACCESS	- EXCLUDED		0.00	0
HOISTING	1 LSUM		2,500.00	2,500
TRAFFIC CONTROL	4 WKS		1,120.00	4,480
TOTAL STEEL FABRICATIONS				19,182
Total Division 05 METALS				\$192,609
Division 06 WOOD & PLASTIC				0
ROUGH CARPENTRY AND FRAMING				
TOTAL ROUGH CARPENTRY AND FRAMING				0
Total Division 06 WOOD & PLASTIC				\$0
Division 07 THERMAL & MOISTURE PROTECTION				0
DAMPPROOFING AND WATERPROOFING				
THERMAL AND SOUND INSULATION				
FIRE STOPPING				
FIRE STOPPING	1 LSUM		8,000.00	8,000
TOTAL FIRE STOPPING				8,000
MEMBRANE ROOFING				
MEMBRANE ROOFING- ARAPAHOE ROOFING			0.00	0
PATCH / REPAIR EXISTING STRUCTURE	1 LSUM		24,522.00	24,522
ROOF PROTECTION	5,000 SQFT		2.96	14,800
SAFETY MEASURES FOR ROOFING / LEADING EDGE PROTECTION	1 LSUM		2,500.00	2,500
DUMPSTERS	5 EACH		425.00	2,125
TOTAL MEMBRANE ROOFING				43,947
FLASHING AND SHEET METAL				
MISC. ROOF FLASHINGS	1 LSUM		3,500.00	3,500
TOTAL FLASHING AND SHEET METAL				3,500
JOINT SEALANTS				
JOINT SEALANTS	1 LSUM		3,500.00	3,500
TOTAL JOINT SEALANTS				3,500
Total Division 07 THERMAL & MOISTURE PROTECTION				\$58,947
Division 08 DOORS & WINDOWS				0
ACCESS DOORS				
ACCESS DOORS	10 EACH		877.28	8,773
TOTAL ACCESS DOORS				8,773
Total Division 08 DOORS & WINDOWS				\$8,773
Division 09 FINISHES				0
METAL STUD FRAMING				
DRYWALL PACKAGE	- BELOW		0.00	0
COLD FORMED FRAMING	250 SQFT		15.00	3,750
EXTERIOR WALL PATCH	1 LSUM		5,000.00	5,000
MISC. PATCHING	1 LSUM		5,000.00	5,000
TOTAL METAL STUD FRAMING				13,750
TILING				
RESILIENT FLOORING				
CARPET				
THERMASTAT CONCEALMENT				
METAL SCHROUDS	600 LNFT		13.74	8,244
WIRE MOLDING	1,200 LNFT		8.66	10,392
TOTAL THERMASTAT CONCEALMENT				18,636
EFIS				
EFIS	250 SQFT		18.00	4,500
TOTAL EFIS				4,500
CEILINGS				
ACOUSTIC CEILING RE-INSTALL	1,500 SQFT		7.00	10,500
HARDLID CEILING PATCH / REPAIR	3,000 SQFT		12.00	36,000
SECURITY C EILING PATCH / REPAIR	700 SQFT		24.00	16,800
ACOUSTIC CEILING REPLACE	1 LSUM		7,500.00	7,500
TOTAL CEILINGS				70,800
PAINTING				
PAINTING REPAIR	1 LSUM		7,500.00	7,500
TOTAL PAINTING				7,500
FINISHES MISCELLANEOUS				
DAILY CLEAN-UP - FINISHES	4 WKS		1,881.60	7,526
DUMPSTERS	4 EACH		425.00	1,700
TOTAL FINISHES MISCELLANEOUS				9,226
Total Division 09 FINISHES				\$124,412

Project Name: RCx Modifications Detention
Estimate Type: GMP
Project Duration: 12 Months
Project SF: NA
Estimator: John Flanagan

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Description	Quantity	Unit \$	Total \$
Division 10 SPECIALTIES			0
Total Division 10 SPECIALTIES			\$0
Division 11 EQUIPMENT			
Total Division 11 EQUIPMENT			\$0
Division 12 FURNISHINGS			
Total Division 12 FURNISHINGS			\$0
Division 13 SPECIAL CONSTRUCTION			
Total Division 13 SPECIAL CONSTRUCTION			\$0
Division 14 CONVEYING SYSTEMS			
Total Division 14 CONVEYING SYSTEMS			\$0
Division 21 FIRE SUPPRESSION			
FIRE SPRINKLER SYSTEM			
FIRE SPRINKLER SYSTEM IN MECH ROOM- RAPID FIRE	1	LSUM	29,150.00
FIRE SPRINKLER MOD ALLOWANCE	1	ALLOWANCE	10,000.00
TOTAL FIRE SPRINKLER SYSTEM			39,150
Total Division 21 FIRE SUPPRESSION			\$39,150
Division 22 PLUMBING			
PLUMBING SYSTEM			
PLUMBING FIXTURES- MSI	1	LSUM	5,000.00
PIPING INSULATION	-	LSUM	0.00
DUMPSTERS	7	EACH	425.00
TOTAL PLUMBING SYSTEM			7,975
Total Division 22 PLUMBING			\$7,975
Division 23 HVAC			
HVAC SYSTEM			
DUCTWORK- MSI	1	LSUM	3,548,594.00
TEST & BALANCE	1	LSUM	24,750.00
TEMPERATURE CONTROLS- JOHNSON CONTROLS	1	LSUM	664,000.00
VE DEDUCTS	1	LSUM	-423,866.00
DUCTWORK INSULATION	-	INCLUDED	0.00
DUCT CLEANING	-	INCLUDED	0.00
DUMPSTERS	7	EACH	425.00
AFTER HOURS SUPERVISION	1	LSUM	12,500.00
TOTAL HVAC SYSTEM			3,828,953
Total Division 23 HVAC			\$3,828,953
Division 26 ELECTRICAL			
ELECTRICAL			
BUILDING ELECTRICAL- MERIT	1	LSUM	102,162.00
LIGHTING	1	LSUM	17,179.00
MECHANICAL CONNECTIONS	1	LSUM	224,916.00
ELECTRICAL DEMO	1	LSUM	15,842.00
AFTER HOURS SUPERVISION	1	LSUM	3,750.00
TOTAL ELECTRICAL			363,849
Total Division 26 ELECTRICAL			\$363,849
Division 27 COMMUNICATIONS			
COMMUNICATIONS			
COMM ALLOWANCE	1	ALLOWANCE	3,500.00
TOTAL COMMUNICATIONS			3,500
Total Division 27 COMMUNICATIONS			\$3,500
Division 28 ELECTRONIC SAFETY & SECURITY			
SECURITY SYSTEMS			
TOTAL SECURITY SYSTEMS			0
FIRE DETECTION AND ALARM SYSTEM			
FIRE ALARM- MERIT / SIMPLEX	1	LSUM	30,807.00
SMOKE CONTROL	-	EXCLUDED	0.00
TOTAL FIRE DETECTION AND ALARM SYSTEM			30,807
Total Division 28 ELECTRONIC SAFETY AND SECURITY			\$30,807
Division 31 EARTHWORK			
Total Division 31 EARTHWORK			\$0
Division 32 EXTERIOR IMPROVEMENTS			
ASPHALT PAVING			
ASPHALT PAVING			0.00
ASPHALT REPAIR	-	EXCLUDED	0.00
TOTAL ASPHALT PAVING			0
SITE CONCRETE			
SITE CONCRETE PLACE AND FINISH LABOR			0.00
SIDE WALK REPAIR	-	EXCLUDED	0.00
TOTAL SITE CONCRETE			0
Total Division 32 EXTERIOR IMPROVEMENTS			\$0
Division 33 UTILITIES			
Total Division 33 UTILITIES			\$0

Subtotal: \$5,032,948

Laramie County Detention RCx Modifications **Cheyenne, Wyoming**

CONSTRUCTION CLARIFICATIONS AND ASSUMPTIONS

Our Guaranteed Maximum Price (GMP) Estimate dated **October 31ST**, 2018 is based on plans and specifications dated August 27th, 2018 provided by IMEG / MKK and Addendum 1 dated September 24th, 2018. *Additional Value Engineering items are included as discussed with FCI, IMEG-MKK, Laramie County Owner's Rep, and mechanical & plumbing contractors on October 19th, 2018.*

This document is intended to complement the information provided in the detailed estimate.

- All costs are based on standard workdays, eight hours per day, five days per week. *An allowance of \$16,250 has been included in the GMP for mechanical and electrical work to be performed after hours. IF ADDITIONAL AFTER-HOURS WORK IS REQUIRED IT IS TO BE FUNDED OUT OF CONTINGENCY.*
- To the extent possible, products by specified basis-of-design manufacturers have been included. Use of comparable products or acceptable manufacturers as identified in the project specifications is considered to be in conformance with the project requirements.
- Our proposal is based on a construction start of **December 2018** and construction completion in **December 2019**, pending GMP approval.
- All materials are assumed to be selected from manufacturer's standard colors unless otherwise noted.
- One year warranty is included unless specification state otherwise.

PART 1: Scope Clarifications

General Requirements for the Entire Project

- General Liability Insurance is included
- Performance, labor and material bond costs are included
- Builders Risk Insurance is included
- Preconstruction fee is included
- Construction management fee is included

Division 01 – General Requirements

- Temporary utility costs (Gas, electric, telephone) have been excluded from the GMP. It is assumed all utilities will be monitored from the existing detention system and paid for by Laramie County.
- State and City of Cheyenne Building permit and plan check fees have been excluded from the GMP.
- Supervision, Travel Costs and Temporary Facilities for the project duration are included.
- Weather Protection and Temp Heating has been excluded due to the project being in an occupied and operational detention center.

GMP Addendum

- Clean up and Recycling costs are included. All recycled material is to be handled by FCI and the associated subcontractors.
 - Recycled material to be property of FCI and associated subcontractors.

Division 02 – Existing Conditions

- X-Ray investigation has been included as specified in the structural documentation.
- *Temporary HVAC rental, connections and fuel have been excluded from the GMP. IF REQUIRED THIS IS TO BE FUNDED OUT OF CONTINGENCY.*
- It is assumed all building materials and equipment is free from asbestos and all abatement and hazardous material containment has been excluded from the GMP.

Division 03 – Concrete

- Six-inch concrete housekeeping pads are included in the GMP as indicated in the construction documents.

Division 04 – Masonry

- N/A

Division 05 – Steel

- The structural steel platform has been included in the GMP. Steel is to be galvanized.
- *The duct support as shown on 10/S-500 has been excluded as a value engineering option. The duct is to be supported using Unistrut in lieu of the structural steel. Value engineering option is a savings of **\$55,056**.*
- *Pipe supports as shown M7.1 (Piping Roof Support Detail) has been modified for a Unistrut system similar to the duct supports. Value engineering option is a savings of **\$14,960**.*
- We have not anticipated IAS accreditation or certification at this time
- We have not anticipated AISC Certified fabrication or erection at this time

Division 06 – Carpentry

- Not applicable

Division 07 – Waterproofing and Roofing

- Exterior wall patch where the AHU-1 duct work enters the chase has been included. Wall is to be finished as specified in addendum #1: 6" metal studs at 16" O.C., R-19 fiberglass batt insulation, 5/8" gypsum wall board-both side with 2" EIFS over exterior gypsum sheathing.
- Roof patching has been included for platform and duct / pipe supports.
- Fire stopping has been included for penetrations at fire walls. It is assumed all new equipment and conduit penetrations will require firestopping.
- An allowance of \$3,500 has been included for miscellaneous flashing.
- An allowance of \$3,500 has been included for joint sealant required.

Division 08 – Doors and Windows

- Ten detention grade access panels have been included. It is anticipated that access doors may be required in gypsum and detention ceilings.
- There are no door or window modifications specified

GMP Addendum

Division 09 – Finishes

- It is assumed that most of the acoustic ceiling tile and grid can be removed and re-installed. New acoustic ceiling system(s) have been excluded from the GMP.
 - An allowance of \$7,500 has been included for ceiling tile damages during construction.
- Drywall ceilings and detention ceiling patch for work specified above ceilings has been included.
- An allowance has been included of \$7,500 for miscellaneous paint repair for damages caused during construction.

Division 10 – Specialties

- Not applicable

Division 11 – Equipment

- Not applicable

Division 12 – Furnishings

- Not applicable

Division 13 – Special Construction

- Not applicable

Division 14 – Conveyance

- Not Applicable- Elevator modifications are not included.

Division 21 – Fire Suppression

- Rework of the fire sprinkler system has been included in the GMP. Work included reassembly of the existing fire sprinkler system in the mechanical room that will need to be removed for equipment demolition.
- An allowance of \$10,000 has been included for fire sprinkler re-work that is required for VAV replacement.

Division 22 – Plumbing Systems

- Furnish and install plumbing system as indicated in the construction documents.
- The emergency eye wash has been included in the GMP.

Division 23 – HVAC Systems

- Duct cleaning has been included for existing Supply Air & Return Air ductwork associated with AHU-1, AHU-2, and MUA-1 (supply air only).
- Mechanical work has been included as indicated in the construction documents.
- Mechanical equipment has been included as indicated in the construction documents.
- M1.1 shows a single room west of Briefing 1068 (GL F-H & 16-13), however after investigation it was determined that there are 2 rooms divided by full height CMU. The west room (Maintenance) does not have access panels installed in the hard lid. It is believed that VAV 1-12 is in the Maintenance Room however ceiling will have to be demo' d to confirm and replace.

GMP Addendum

- It is assumed the duct penetrating through walls, roof, and floors is to remain the same size as existing. Unless noted on the mechanical or structural plans not demolition for next duct work or equipment is included.
- Insulated ductwork has been included as indicated in the construction documents.
- DDC temperature control system has been included as specified.
 - Refer to Division 28 regarding DDC integration to the smoke control system.
- It is assumed that conduit from the existing thermostats can be used for the new thermostats.
 - An allowance has been included for wire molding in administrative areas, and metal shrouds in detention areas.
- Testing, adjusting and balancing of the mechanical systems has been included when project is complete. Testing and balance has not been included for intermediate phases nor initial existing systems baseline.
- We have not anticipated Web-enabled, programmable thermostats is required at this time
- Commissioning and commissioning coordination have been excluded from the GMP.
- Building Informational Modeling (BIM) and system coordination drawings have been excluded from the GMP.
- *Value Engineering Options and Clarification.*
 - *The boilers warranty period has been reduced from 5 years to the standard 1-year warranty. Value engineering option is a savings of **\$50,600.***
 - *The boilers quantity has been reduced to 3 in lieu of the 4 indicated. This eliminates the N+1 redundancies. Value engineering option is a savings of **\$109,530.***
 - *The generator exhaust duct work has been deleted. Value engineering option is a savings of **\$30,909.***
 - *Insulation of the mechanical duct work on the roof has been modified to a standard lined and sealed duct. Value engineering option is a savings of **\$186,962.***
 - *Laramie County is to purchase the boiler, air handlers, and chiller directly through the mechanical contractor. This is to eliminate the sales tax imposed on purchasing of the equipment. Value engineering option has a savings of **\$45,865.***

Division 26 – Electrical

- Furnish and install electrical system as indicated in the construction documents.
- Temporary power and lighting during construction has been excluded from the GMP.
 - Temporary lighting in the mechanical room has been included.
- It is assumed all existing electrical systems are code compliant and rework to the existing system has been excluded.
- Electrical work has been priced as shown in the construction documentation. Construction contingency funds may be used if additional work is required after field investigation.
- Switchgear and power distribution has been included as indicated in the construction documents.

GMP Addendum

- Hot work has been excluded. Detention Center should anticipate electrical shutdowns for new power distribution systems. FCI to coordinate shutdowns with Detention center and construction team.
- Temporary generator has been excluded for power shut downs.
- Power for mechanical system components is included in the GMP.
- Generator and fuel for construction activities is excluded. It is assumed construction activities power is to run of the existing power. and electrical consumption is to be paid for by the facility.
- Building electrical consumption during construction is to be paid for by the owner. Separate metering has been excluded from the GMP.
- We have not anticipated UPS system is required at this time
- We have not anticipated Lightning protection system is required at this time.
- We have not anticipated Cathodic protection is required at this time
- We have not anticipated Electrical system circuit tracing & metering study is required at this time
- Commissioning and commissioning coordination have been excluded from the GMP.
- Building Informational Modeling (BIM) and system coordination drawings have been excluded from the GMP.

Division 27 – Communications

- An allowance of \$3,500 has been included for communications cabling required for the temperature controls system. The allowance is intended to run cable from an existing communication system.

Division 28 – Electronic Safety & Security

- Fire alarm system has been included as specified in the construction documents.
- Fire alarm design incorporation to the existing system has been excluded.
- Temporary fire alarm and smoke control systems' have been excluded.
 - The fire alarm system will require shut downs for the scope defined. Fire watch is to be performed by Laramie County Detention facilities.
- It is assumed all the duct smoke detectors are existing and wired back to the Fire Alarm Control Panel (FACP). Duct smoke detectors have been excluded.
- New fire system, design, and installation has been excluded. It is assumed that current fire alarm meets code and City of Cheyenne requirements.
- Smoke evacuation / smoke control upgrades have been excluded from the GMP. At the current time further coordination and determination of scope is required.
 - Based on a high-level budget provided by Simplex & Merit electric. The smoke evacuation / smoke control upgrades could cost \$82,000. The actual cost may exceed the allowance stated. IF THE SMOKE EVAC / CONTROL IS REQUIRED WORK IS TO BE FUNDED OUT OF **OWNER'S CONTINGENCY.**

GMP Addendum

Division 31 – Earthwork

- Not applicable

Division 32 – Exterior Improvements

- Site access for the crane has been excluded from the GMP. IF SITE ACCESS FROM THE CRANE IS REQUIRED IT IS TO BE FUNDED FROM CONTINGENCY.
- Street and sidewalk repairs caused by the crane have been excluded from the GMP. IF REPAIRS ARE REQUIRED TO THE STREET AND SIDEWALKS DUE TO DAMAGES CAUSED BY THE CRANE THIS IS TO BE FUNDED OUT OF CONTINGENCY.

Division 33 – Utilities

- Not applicable

PART 2: Summary of Items Not Included in FCI's Proposal which are Anticipated to be By Others:

- FCI assumes use of owner's water, natural gas, electricity, at no cost to FCI
- As-built survey for use in title work (Alta survey)
- Deductibles for Builder's Risk, if required
- Electrical service to primary transformer and service design fees
- Materials testing & inspections
- Commissioning agents

PART 3: Summary of Items Specifically Excluded from FCI's Proposal:

- Permit fees outside of those identified in GMP proposal
- Hazardous material abatement

Schedule Addendum

Laramie County RCx Schedule										SBDC										Current Date 21-Dec-18 Data Date 10-Dec-18																																																																																																																																													
Activity ID		Activity Name	Original Duration	Start	Finish	D												J												F												M												A												M												J												J												A												S												O												N												D											
A1320		Conduit Pathways from BAS to Thermostats	20	25-Mar-19	19-Apr-19	120111230122011220																																																																																																																																																											

SIGNATURE PAGE

**ADDENDUM TO THE AGREEMENT BETWEEN LARAMIE COUNTY AND FCI
CONSTRUCTORS OF WYOMING, LLC, FOR THE PRE-CONSTRUCTION AND
CONSTRUCTION PHASE SERVICES FOR LARAMIE COUNTY DETENTION CENTER
HVAC RETRO-COMMISSIONING MODIFICATIONS**

This Addendum clarifies the Construction Budget per Section 2 and the Guaranteed Maximum Price (GMP) per Section 3d shown on page 1 of the original contract documents. The Substantial and Final completion dates have also been clarified on page 6 of the original contract and per the attachments herein for the Detention Center HVAC Retro-commissioning Modifications project. All other contract provisions remain unchanged. This Addendum including signature page is sixteen (16) pages.

LARAMIE COUNTY, WYOMING

By: _____
K. N. Buck Holmes, Chairman, Laramie County Commissioners

Date _____

ATTEST:

By: _____
Debra Lee, Laramie County Clerk

Date _____

Name: Becket Hinson

By: 
Authorized Signature

Date 12/27/18

REVIEWED AND APPROVED AS TO FORM ONLY

By: 
Mark T. Voss, Laramie County Attorney

Date 1/2/19