



STEELE & FREEMAN, INC.  
CONSTRUCTION MANAGERS

Amendment I AIA A133/CMc  
Exhibit '7' - Guaranteed Maximum Price  
4/27/2021 : Date

PROJECT:  
McMATH MIDDLE SCHOOL RENOVATIONS

ARCHITECT:  
CORGAN  
401 N. HOUSTON STREET  
DALLAS, TEXAS 75202

SFI JOB No. :  
5307

**COST SUMMARY - GUARANTEED MAXIMUM PRICE**

DIVISION	BID PACKAGE DESCRIPTION	TOTAL COST
01	GENERAL CONDITIONS	\$186,246
01	SPECIAL REQUIREMENTS	\$52,194
02	EXISTING CONDITIONS	\$135,852
03	CONCRETE	\$188,659
05	METALS	\$10,000
06	WOODS, PLASTICS and COMPOSITES	\$80,000
07	THERMAL and MOISTURE PROTECTION	\$115,000
08	OPENINGS	\$7,255
09	FINISHES	\$542,626
10	SPECIALTIES	\$119,280
21	FIRE SPRIKLER	\$78,923
23	HEATING, VENTILATING, and AIR CONDITIONING (HVAC)	\$78,923
26	ELECTRICAL	\$79,502
28	ELECTRONIC SAFETY and SECURITY	\$400,000
31	EARTHWORK	\$75,624
32	EXTERIOR IMPROVEMENTS	\$64,252
33	UTILITIES	\$50,000
<b>SUBTOTAL</b>		<b>\$2,264,336</b>
00	LABOR BURDEN	\$19,266
00	CONTRACTOR CONTINGENCY	\$245,038
00	DESIGN CONTINGENCY	\$153,148
00	OWNER BETTERMENT	\$153,148
00	PAYMENT and PERFORMANCE BONDS	\$33,693
00	BUILDERS RISK	\$3,369
00	GENERAL / EXCESS LIABILITY	\$12,864
00	CONSTRUCTION MANAGER FEE	\$134,931
00	SUBCONTRACTOR DEFAULT INSURANCE FEE	\$43,178
<b>TOTAL GMP</b>		<b>\$3,062,971</b>
ALTERNATE No. 1	Carpet and Base at the Library	\$30,754
ALTERNATE No. 2	Carpet and Base at the Administration	\$45,429
ALTERNATE No. 3	Carpet and Base at the Fine Arts	\$32,751
ALTERNATE No. 4	Rubber Floorin at Athletics	\$20,778
ALTERNATE No. 5	MCT tile flooring at 1st Level Corridors	\$69,295
ALTERNATE No. 6	New Tile Wainscot	\$187,952
ALTERNATE No. 9	New Landscape Gravel	\$5,426
ALTERNATE No. 10	Stage Renovations	\$84,440
<b>TOTAL GMP - (CONSTRUCTION COST + ACCEPTED ALTERNATES)</b>		<b>\$3,539,796</b>
<b>ALTERNATES NOT ACCEPTED</b>		
ALTERNATE No. 7	Sealed Concrete at Stairs	-\$2,176
ALTERNATE No. 8	Terrazzo Treads and Risers at Stairs	\$167,204