



January 10, 2023

Town of Frisco  
1 East Main Street  
Frisco, CO 80443

Attention: Don Reimer  
  
Reference: Granite Workforce Housing Project  
  
Subject: Final Guaranteed Maximum Price

Dear Mr. Reimer,

MW GOLDEN CONSTRUCTORS (MWGC) is pleased to provide the Town of Frisco with a Final Guaranteed Maximum Price (GMP) for the Granite Workforce Housing Project. Any Permit Review Comments will be addressed after the documents have been received and pricing is confirmed/updated by the awarded subcontractors. Below is a Divisional Cost Breakdown:

**DIVISIONAL COST BREAKDOWN:**

Division	Description	Total
010000	General Conditions	\$679,751
011117	Preconstruction Services	\$20,000
013223	Survey and Layout Data	\$11,340
013316	Wide Format Printing	\$1,800
013523	Safety Requirements	\$900
015113	Temporary Electricity (Allowance)	\$66,630
015123	Temporary Heating, Cooling & Ventilating (Allowance)	\$74,300
015126	Temporary Lighting (Allowance)	\$2,200
015129	Temporary Natural-Gas (Allowance)	\$1,000
015136	Temporary Water Service (Allowance)	\$9,100
015139	Temporary Sewer Service (Allowance)	\$3,700
015219	Sanitary Facilities	\$11,700
015526	Traffic Control	\$54,590
015613	Temporary Air Barriers	\$13,500
015616	Temporary Dust Barriers	\$6,000
015623	Temporary Barricades	\$3,600
015626	Temporary Fencing	\$17,724
015633	Temporary Barriers	\$1,500
015639	Temporary Tree and Plant Protection	\$4,000
015700	Snow / Ice Removal	\$93,964

<b>Division</b>	<b>Description</b>	<b>Total</b>
<b>015716</b>	Temporary Pest Control	<b>\$3,880</b>
<b>015723</b>	Dewatering	<b>\$1,360</b>
<b>017123</b>	Surveying	<b>\$56,600</b>
<b>017419</b>	Construction Waste Mgmt & Disposal	<b>\$64,000</b>
<b>017423</b>	Final Cleaning	<b>\$15,750</b>
<b>031100</b>	Concrete Forming / Cast-In-Place / Concrete Paving / Reinforcing	<b>\$586,497</b>
<b>033066</b>	Heat and Protect Concrete	<b>\$29,400</b>
<b>040000</b>	Masonry	<b>\$60,000</b>
<b>044000</b>	Stone Assemblies	<b>\$91,500</b>
<b>051000</b>	Structural Steel	<b>\$145,000</b>
<b>055300</b>	Covered Parking (Allowance)	<b>\$131,200</b>
<b>061100</b>	Wood Framing / Air Barriers / Trusses / Exterior Finish Carpentry	<b>\$2,151,200</b>
<b>062000</b>	Finish Carpentry	<b>\$84,640</b>
<b>064000</b>	Architectural Woodwork	<b>\$193,584</b>
<b>071000</b>	Dampproofing / Foundation Insulation / Protection Board	<b>\$46,216</b>
<b>072000</b>	Thermal Protection	<b>\$189,800</b>
<b>072003</b>	Under Slab Vapor Barrier	<b>\$21,800</b>
<b>076000</b>	Roofing	<b>\$380,084</b>
<b>078400</b>	Fire Stopping (Allowance)	<b>\$22,000</b>
<b>079000</b>	Joint Sealants	<b>\$58,231</b>
<b>081100</b>	Doors and Frames	<b>\$168,177</b>
<b>081101</b>	D/F/H Installation	<b>\$59,950</b>
<b>084000</b>	Access Doors	<b>\$6,150</b>
<b>085000</b>	Windows	<b>\$125,473</b>
<b>092900</b>	Gypsum Board Assemblies	<b>\$378,369</b>
<b>093000</b>	Tiling / Laminate / Carpet	<b>\$202,905</b>
<b>096201</b>	Gypcrete Flooring	<b>\$30,975</b>
<b>099000</b>	Painting and Coatings	<b>\$128,441</b>
<b>101400</b>	Signage	<b>\$16,851</b>
<b>102800</b>	Toilet and Bath Accessories	<b>\$40,756</b>
<b>104400</b>	Fire Protection Specialties	<b>\$7,575</b>
<b>104401</b>	Knox Box	<b>\$3,908</b>
<b>113000</b>	Residential Appliances	<b>\$123,194</b>
<b>122000</b>	Window Coverings	<b>\$27,435</b>
<b>210000</b>	Fire Suppression	<b>\$121,856</b>
<b>220000</b>	Plumbing	<b>\$649,190</b>
<b>230000</b>	HVAC / Testing and Balancing	<b>\$672,994</b>
<b>260000</b>	Electrical	<b>\$804,400</b>
<b>260001</b>	Solar	<b>\$290,176</b>
<b>283000</b>	Fire Alarm	<b>\$49,800</b>
<b>310000</b>	Earthwork / Utilities / Site Demo	<b>\$1,150,065</b>
<b>312500</b>	Erosion and Sediment Control	<b>\$51,434</b>

Division	Description	Total
321216	Asphalt Paving	\$34,000
321723	Pavement Markings	\$8,500
323200	Landscaping/Irrigation	\$60,350
600100	Bond – 0.75%	\$92,785
600200	Insurance – 1.95%	\$239,781
600300	Builder's Risk Insurance – 0.91%	\$112,200
600400	Contingency – 5.00%	\$615,070
600450	Escalation – 1.00%	\$122,495
600600	Margin / Fee – 4.00%	\$492,281
	<b>FINAL GMP</b>	<b>\$12,297,578</b>

**ALTERNATES:**

- Remove Solar in entirety
  - o (\$290,176)
- Change Parking Lot from 6" Concrete Paving to 4" Asphalt
  - o (\$42,900)
    - It's recommended to stay with Concrete Paving. Efficiencies and final product results will be significantly better with Concrete. Paving Equipment access will hinder final asphalt product

**ALLOWANCES:**

- 015113 - Temporary Electricity - \$66,630
- 015123 - Temporary Heating and Cooling - \$74,300
- 015126 - Temporary Lighting (1 Parking Lot Site Light) - \$2,200
- 015129 - Temporary Natural Gas (Temporary Meter) - \$1,000
- 015136 - Temporary Water Service (Per Frisco Website) - \$9,100
- 015139 - Temporary Sewer Service (Per Frisco Website) - \$3,700
- 055300 - Covered Parking – Carports (placeholder pending final design) - \$133,200
- 078400 - Firestopping - \$22,000

**ASSUMPTIONS AND CLARIFICATIONS:**

- Schedule based on 78 Weeks / 18 Months
- Anticipated mobilization date is April 17<sup>th</sup>, 2023
- Covered Parking is included as Pre-Engineered Metal Building Structures. The Structural Engineering value has been included from NYL
- Concrete Paving for Parking Lot is 6"
- Solar Package is for the following:
  - o Area A – North Carport and West Building
    - System Size: 55.44kW
    - Estimated Production: 49,234kWh/year (accounts for 24% losses for snow)
    - Panels: 154 Axitec AC-360MH/120VB Solar Panels
    - Inverter: SolarEdge; 154 P370 optimizers + 1 SE50K-US 208 inverter
    - Monitoring: SolarEdge Remote Energy Monitoring System
    - Federal Tax Credit anticipated to be (\$48,201)
  - o Area B – East Carport and East Building
    - System Size: 43.2kW
    - Estimated Production: 45,888kWh/year (accounts for 24% losses for snow)
    - Panels: 120 Axitec AC-360MH/120VB Solar Panels
    - Inverter: SolarEdge; 120 P370 optimizers + 1 SE50K-US 208 inverter

- Monitoring: SolarEdge Remote Energy Monitoring System
- Federal Tax Credit anticipated to be (\$38,852)

**EXCLUSIONS:**

- Permit Fees, Plan Review Fees, Tap and Development Fees, Third Party Testing, Commissioning

Sincerely,

MW GOLDEN CONSTRUCTORS

A handwritten signature in blue ink, appearing to read 'Adam Alexander', is written over a horizontal line.

Adam Alexander, AC

Chief Estimator / Corporate Secretary