



GUARANTEED MAXIMUM PRICE PROPOSAL

Submittal #1

July 06, 2021

EXPO Center Various Improvements

Bid Package 1 – Event Tarmac

Project Number P562





**Guaranteed Maximum Price Proposal
EXPO Center Various Improvements
Bid Package 1 – Event Tarmac**



July 06, 2021

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Exhibit A – GMP Proposal

EXHIBIT A

GUARANTEED MAXIMUM PRICE PROPSAL BID PACKAGE 1 - EVENT TARMAC

Chasco Constructors, Ltd., L.L.C. ("CMAR") hereby submits to Williamson County, Texas ("County") for the use and benefit County pursuant to the provisions of the Contract for Construction Manager at-Risk Project Delivery dated June 1, 2021 ("Contract"), a Guaranteed Maximum Price ("GMP") proposal for the construction of EXPO Center Various Improvements, ("Project"), based on the Contract Documents (as defined by the Contract) developed for the Project, as follows:

1. Cost of the Work

A not-to-exceed amount for the Cost of the Work pursuant to the Contract:

Nine Hundred Fourteen Thousand Three Hundred Eighty-Seven Dollars (\$ 914,387.00)

2. CMAR's Fee

A fixed sum fee for CMAR's Fee pursuant to the Contract:

Eighty-Six Thousand Four Hundred Ninety-One Dollars (\$ 86,491.00)

3. Total GMP

The total sum of the above **Items 1 through 2**, as set forth below, is the GMP which the CMAR hereby guarantees to County for constructing the Project complete, in place, and operational in accordance with the Contract Documents. All attached breakdowns shall total this GMP amount.

One Million and Eight Hundred Seventy-Eight Dollars (\$ 1,000,878.00)

CMAR hereby guarantees to County not to exceed the GMP amount, subject to additions or deductions as provided in the Contract Documents. Except for additions or deductions as provided in the Contract Documents, costs which would cause the GMP to be exceeded shall be paid by CMAR without reimbursement by County.

4. Contract Time

The date for achieving Substantial Completion of the Project shall be
Eighty (80) calendar days from the Notice to Proceed with Construction.

5. Withdrawal of GMP Proposal

This GMP Proposal may not be withdrawn for a period of **ninety (90) calendar days** from the date of receipt by County.

6. Liquidated Damages

CMAR further agrees to pay, as Liquidated Damages, to County the sum of One Thousand Dollars (\$1,000) per calendar day for failure to complete the work within the Contract Time in accordance with the Contract.

7. Owner's Contingency

A not-to-exceed amount for the Owner's Contingency stated herein for reference:

Fifty Thousand One Hundred Twenty-Two Dollars (\$ 50,122.00)

The Williamson County Expo Center Various Improvements Project consists of the following scopes of construction services, which were set forth and solicited in Williamson County Request for Proposals (RFP) T3931 Construction Manager at Risk (CMAR) for Expo Center-Variou Projects:

1. Construct South Event Tarmac by October 1, 2021 (Event Tarmac).
 - 1.1 All-weather surface, approximately 100,000 square feet
 - 1.2 Lite poles with utilities, Hook-up for water and electrical
 - 1.3 Landscape
2. Widen Main Arena to increasing performance area by:
 - 2.1 10 ft on the East and West sides
 - 2.2 Lengthen performance area to 275 feet
 - 2.3 Add perimeter stem wall for dirt control
 - 2.4 Reconfigure bleachers for box seating and ADA compliance.
3. Construct new West Arena Pre-Engineered Metal Building that is approximately 180 feet by 325 feet that includes:
 - 3.1 Women's Restroom with 4 toilets (minimum)
 - 3.2 Men's Restroom with 3 toilets/urinals (minimum)
 - 3.3 Two unisex shower rooms with toilet
 - 3.4 Alternate to extend West Arena an additional 150 feet.
4. Add two pavilions as RV Park Amenities with concrete foundation, table for 10 each, and pre-fabrication canopy.
5. Upgrade infrastructure and drainage to accommodate all future scopes.
6. Allowance for reconstruction of the existing EXPO Center Hall Roof.

The Project also includes all utilities, drainage, parking, roadways, structures, landscaping and walkways necessary to complete the Project.

The County will be conducting the Williamson County Fair and Rodeo during the fall of 2021 at the Project site and it is imperative that the Event Tarmac be completed by October 1, 2021 for the event. Contractor informed the County that it must receive a Notice to Proceed with construction of the Event Tarmac by July 15, 2021 in order to complete same prior to October 1, 2021. Due to time constraints, Contractor and County have agreed to separately phase out the scopes of the construction services and execute this Guaranteed Maximum Price Proposal as to only the Event Tarmac phase of construction services so that such phase of construction can be commenced prior to the completion of the design for the remainder scope of construction for the entire Project and, thereby, ensuring completion prior to the said date of October 1, 2021. The Contractor and County will negotiate a future amendment to this Guaranteed Maximum Price Proposal in order to include the remainder scope of construction services for the entire Project once the design for such services has been completed. Contractor acknowledges and agrees that the remainder scope of construction for the project shall not constitute changes in the Work and there should be no adjustment under Sections 5.1.2 or 5.1.3 to increase CMAR's Fee that is set forth under Section 5.1.1 of the Contract. Furthermore, the preconstruction phase compensation set forth under Section 4.1.1 shall remain the lump sum amount of Ten Thousand and No/100 Dollars (\$10,000.00) and shall not be changed or modified due to any phasing of the construction services.

All terms and conditions of the Contract are hereby adopted and incorporated into this GMP Proposal. Any exceptions to, or modifications of, the terms and conditions of the Contract shall not be effective unless they are expressly stated and conspicuously identified in this GMP Proposal and are specifically accepted and approved by County. Otherwise, proposed revisions or modifications to the language, terms, or conditions of the Contract will not be accepted.

BY SIGNING BELOW, CMAR and County have executed and bound themselves to this Guaranteed Maximum Price (GMP) Proposal.

CMAR:

Chasco Constructors, Ltd., L.L.C.

By: 
Signature

Chasco Constructors, Ltd., L.L.P.
Printed Name

President
Title

Date Signed: July 6, 2021

COUNTY :

Williamson County, Texas

Presiding Officer, Commissioner Pct 3, Valerie Covey

By: _____

Bill Gravel Jr.
Williamson County Judge

Date Signed: Jul 15, 2021

Signature: 
Valerie Covey (Jul 15, 2021 15:19 CDT)

Email: comm3@wilco.org









Agenda item #39, 07.13.2021, GMP Proposal Event Tarmac, Expo Center, Chasco

Final Audit Report

2021-07-15

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