

**Attachment 2  
to RFP for Design Build Entity Firm**

**TGMP/GMP Preparation Form &  
Instructions - **ADDENDUM 5****

**NEW LAKEPORT COURTHOUSE**

**SUPERIOR COURT OF CALIFORNIA, COUNTY OF LAKE**



## 1. INSTRUCTIONS TO COMPLETE TGMP/GMP PREPARATION FORM

- 1.1. The below provides instructions for completing the TGMP/GMP Preparation Form that shall be used to evaluate the Target GMP, provide for any potential revisions to the TGMP and ultimately reflect the GMP agreed upon by the Design Build Entity and Judicial Council. These instructions should be read in conjunction with the Design Build General Conditions Matrix (**Exhibit E** to the Agreement). All Work referenced herein shall be priced in a manner that includes all Design Build Entity's obligations during the performance of Construction Work as set forth in the Contract Documents.
- 1.2. Unifomat Systems Costs.
  - 1.2.1. The Design Build Entity shall prepare a detailed, itemized breakdown of all Unifomat systems costs and shall provide Design Build Entity's anticipated values for each system or component in the TGMP/GMP Preparation Form.
  - 1.2.2. Design Build Entity shall carry an errors and omissions contingency of two percent (2%) in all Unifomat systems costs. If the Design Build Entity considers it necessary to carry additional contingency for errors and omissions, it must be included in the Design Build Entity's Construction Fee/(Overhead and Profit), Line C6 of the Design Build Entity's Fee Proposal.
- 1.3. Project Contingency. The Judicial Council has identified three percent (3%) for a Project Contingency for use by the Design Build Entity in accordance with the General Conditions. This Contingency appears in line 36 of the TGMP/GMP Preparation Form. If the Design Build Entity considers it necessary to carry additional contingency, it must be included in the Design Build Entity's Construction Fee/(Overhead and Profit), Line C6 of the Design Build Entity's Fee Proposal.
- 1.4. Allowances. Judicial Council may have identified an Allowance(s) included in the Contract Documents. Line 39a of the TGMP/GMP Preparation Form includes the sum of all identified Allowance(s). If the Design Build Entity proposes allowances in addition to the amount identified in line 39a, they must be indicated on line 39b of the TGMP/GMP Preparation Form. Design Build Entity's proposal of an additional Allowance(s) shall be accompanied by all substantiation required by the General Conditions to support the requested Allowance(s).

**REVISED**

**Target GMP/GMP Prepration Form**

Project Description:		Lakport Courthouse		Con Start JCC	November-23	Con Start TGMP		Final Con Start	
Project Type:		Courthouse		Con Comp JCC	April-28	Con Comp TGMP		Final Con Comp	
Location		Lakport							
Gross Building Area:(GSF)		45,600	Per JCC Budget	Based on JCC Area		45,600	GBA GSF	41,000	
Base CCCI as of 07/31/2022		9,110	CCCI @ Midpoint	10,336	<b>JCC TGMP COSTS</b>		<b>DBE TGMP COSTS</b>		<b>DBE GMP COSTS</b>
<b>SYSTEM / ELEMENT DESCRIPTION</b>		<b>UNIFORMAT REF #</b>	<b>TOTAL COST</b>	<b>COST PER G&amp;F</b>	<b>TOTAL COST</b>	<b>COST PER G&amp;F</b>	<b>TOTAL COST</b>	<b>COST PER G&amp;F</b>	
<b>Ref</b>	<b>BUILDING:</b>		<i>b</i>	<i>b / GSF</i>	<i>b</i>	<i>b / GSF</i>	<i>b</i>	<i>b / GSF</i>	
1	Foundations	(A10)	1,989,528	43.63	-	-	-	-	
2	Standard Foundations	(A101)	942,552	20.67	-	-	-	-	
3	Other Foundations	(A102)	499,776	10.96	-	-	-	-	
4	Slab on Grade	(A103)	547,200	12.00	-	-	-	-	
5	Basement Construction	(A20)	-	-	-	-	-	-	
6	Substructure - Sub-Total	(A)	1,989,528	43.63	-	-	-	-	
7	Superstructure	(B10)	5,845,008	128.18	-	-	-	-	
8	Exterior Enclosure	(B20)	5,212,992	114.32	-	-	-	-	
9	Roofing	(B30)	1,170,096	25.66	-	-	-	-	
10	Shell - Sub-Total	(B)	12,228,096	268.16	-	-	-	-	
11	Interior Construction	(C10)	4,075,728	89.38	-	-	-	-	
12	Stairs	(C20)	414,960	9.10	-	-	-	-	
13	Interior Finishes	(C30)	3,987,720	87.45	-	-	-	-	
14	Interiors - Sub-Total	(C)	8,478,408	185.93	-	-	-	-	
15	Conveying Systems	(D10)	1,064,760	23.35	-	-	-	-	
16	Plumbing	(D20)	1,513,008	33.18	-	-	-	-	
17	HVAC	(D30)	4,111,752	90.17	-	-	-	-	
18	Fire Protection	(D40)	426,360	9.35	-	-	-	-	
19	Electrical	(D50)	8,250,408	180.93	-	-	-	-	
20	Electrical Service & Distribution	(D501)	1,963,992	43.07	-	-	-	-	
21	Lighting & Branch Wiring	(D502)	2,398,104	52.59	-	-	-	-	
22	Communications & Security	(D503)	3,145,032	68.97	-	-	-	-	
23	Other Electrical Systems	(D504)	743,280	16.30	-	-	-	-	
24	Services - Sub-Total	(D)	15,366,288	336.98	-	-	-	-	
25	Equipment	(E10)	1,409,496	30.91	-	-	-	-	
26	Furnishings	(E20)	276,792	6.07	-	-	-	-	
27	Spec. Construct. & Demo - Sub-Total	(F)	-	-	-	-	-	-	
28	<b>SUBTOTAL BUILDING</b>	<b>(8B)</b>	<b>\$ 39,748,608</b>	<b>\$ 871.68</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>SITEWORK &amp; UTILITIES:</b>									
30	Site Preparation	(G10)	3,106,613	68.13	-	-	-	-	
31	Site Improvements	(G20)	3,908,319	85.71	-	-	-	-	
32	Site Mechanical Utilities	(G30)	1,102,346	24.17	-	-	-	-	
33	Site Electrical Utilities	(G40)	1,092,325	23.95	-	-	-	-	
34	Other Site Construction	(G50)	727,549	15.96	-	-	-	-	
35	<b>SUBTOTAL SITEWORK &amp; UTILITIES:</b>	<b>(G)</b>	<b>9,937,152</b>	<b>217.92</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
36a	<b>SUBTOTAL BUILDING &amp; SITEWORK</b>	<b>8B+(G)</b>	<b>\$ 49,685,760</b>	<b>\$ 1,089.60</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
36	Project Contingency	3.0%	1,490,573		-	-	-	-	
37	(E&O - Note: included in trade costs)	2.0% Incl.			Incl.		Incl.		
38	Escalation to Midpoint	13.5% Incl.			Incl.		Incl.		
39a	Allowances per JCC				-	-	-	-	
39b	Additional Allowances				-	-	-	-	
40	<b>TOTAL DIRECT COST OF THE WORK</b>		<b>\$ 51,176,333</b>	<b>\$ 1,122.29</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Construction Services</b>									
42	Construction Administration- AE (C1)		\$ 605,942	\$ 13.29		\$ -		\$ -	
43	General Conditions - Staff/Other (C2 & C3)		\$ 3,789,091	\$ 83.09		\$ -		\$ -	
44	Bonds (C4)		\$ 519,932	\$ 11.40		\$ -		\$ -	
45	Insurance (non-OCIP if applicable) (C5)		\$ 249,262	\$ 5.47		\$ -		\$ -	
46	Construction Fee (OH&P) (C6)		\$ 2,564,047	\$ 56.23		\$ -		\$ -	
47	Construction Fees and Services Subtotal	\$ 7,122,352	\$ 7,728,294	\$ 169.48	\$ -	\$ -	\$ -	\$ -	
48	<b>TGMP (GMP) Total</b>		<b>\$ 58,904,627</b>	<b>\$ 1,291.77</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Revised TGMP – The following changes have been made to this version of the TGMP:

1. Corrections to Total TGMP cost per SF
2. CCCI updated to reflect July 2022
3. Anticipated construction start has been moved to January 2024 to reflect 5 mo SFM Phase I review
4. Construction duration extended to 30 months to accommodate 9 mo SFM Phase II review and anticipated 17 mo duration for Phase II construction
5. Escalation to construction midpoint has been revised to reflect DOF cap of 5% per year
6. Minor increase to unit costs for HVAC and electrical distribution to allow the TGMP to match previously issued TGMP amount
7. Off site work in addition to CEQA mitigation measures are being evaluated