

ATTACHMENT 2 – *ADDENDUM 5*

TGMP/GMP PREPARATION FORM & INSTRUCTIONS

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).

TGMP/GMP PREPARATION FORM (REVISED)
UPDATED 05/17/2023

Target GMP/GMP Preparation Form										
Project Description:		New Ukiah Courthouse		Con Start JCC	August-24	Con Start TGMP		Final Con Start		
Project Type:		Courthouse		Con Comp JCC	September-26	Con Comp TGMP		Final Con Comp		
Location		Ukiah		Based on JCC Area		80,669	GBA GSF			
Gross Building Area:(GSF)		80,669	Per JCC Budget			80,669				
Base CCCI as of 07/28/2022		9,110	CCCI @ Midpoint	10,656						
				JCC TGMP COSTS		DBE TGMP COSTS		DBE GMP COSTS		
SYSTEM / ELEMENT DESCRIPTION				UNIFORMAT REF #	TOTAL COST	COST PER GSF	TOTAL COST	COST PER GSF	TOTAL COST	COST PER GSF
Ref	BUILDING:				b	b / GSF	b	b / GSF	b	b / GSF
1	Foundations	(A10)		5,070,756	62.86	-	-	-	-	
2	Standard Foundations	(A101)		3,571,963	44.28					
3	Other Foundations	(A102)		253,301	3.14					
4	Slab on Grade	(A103)		1,245,492	15.44					
5	Basement Construction	(A20)								
6	Substructure - Sub-Total	(A)		5,070,756	62.86	-	-	-	-	
7	Superstructure	(B10)		9,172,065	113.70					
8	Exterior Enclosure	(B20)		9,115,597	113.00					
9	Roofing	(B30)		1,920,729	23.81					
10	Shell - Sub-Total	(B)		20,208,391	250.51	-	-	-	-	
11	Interior Construction	(C10)		12,415,766	153.91					
12	Stairs	(C20)		570,330	7.07					
13	Interior Finishes	(C30)		6,045,335	74.94					
14	Interiors - Sub-Total	(C)		19,031,431	235.92	-	-	-	-	
15	Conveying Systems	(D10)		1,884,428	23.36					
16	Plumbing	(D20)		2,433,784	30.17					
17	HVAC	(D30)		7,098,872	88.00					
18	Fire Protection	(D40)		1,134,206	14.06					
19	Electrical	(D50)		12,704,561	157.49					
20	Electrical Service & Distribution	(D501)		2,823,415	35.00					
21	Lighting & Branch Wiring	(D502)		3,643,819	45.17					
22	Communications & Security	(D503)		4,256,096	52.76					
23	Other Electrical Systems	(D504)		1,981,231	24.56					
24	Services - Sub-Total	(D)		25,255,851	313.08	-	-	-	-	
25	Equipment	(E10)		1,902,982	23.59					
26	Furnishings	(E20)		1,736,804	21.53					
27	Spec. Construct. & Demo - Sub-Total	(F)		642,932	7.97					
28	SUBTOTAL BUILDING	(SB)		\$ 73,849,147	\$ 915.46	\$ -	\$ -	\$ -	\$ -	
29	SITWORK & UTILITIES:									
30	Site Preparation	(G10)		2,176,684	26.98					
31	Site Improvements	(G20)		5,108,720	63.33					
32	Site Mechanical Utilities	(G30)		2,951,735	36.59					
33	Site Electrical Utilities	(G40)		2,530,059	31.36					
34	Other Site Construction	(G50)		1,932,684	23.96					
34a	Off Site Construction	(G50)								
35	SUBTOTAL SITWORK & UTILITIES:	(G)		14,699,881	182.22	-	-	-	-	
35a	SUBTOTAL BUILDING & SITWORK	SB+(G)		\$ 88,549,028	\$ 1,097.68	\$ -	\$ -	\$ -	\$ -	
36	Project Contingency	3.0%		2,656,471						
37	(E&O - Note: included in trade costs)	2.0%	incl.			incl.		incl.		
38	Escalation to Midpoint	17.0%	incl.			incl.		incl.		
39a	Allowances per JCC									
39b	Additional Allowances									
40	TOTAL DIRECT COST OF THE WORK			\$ 91,205,498	\$ 1,130.61	\$ -	\$ -	\$ -	\$ -	
Construction Services										
42	Construction Administration- AE (C1)			\$ 1,263,007	\$ 15.66		\$ -		\$ -	
43	General Conditions - Staff/Other (C2 & C3)			\$ 7,581,878	\$ 93.99		\$ -		\$ -	
44	Bonds (C4)			\$ 1,040,370	\$ 12.90		\$ -		\$ -	
45	Insurance (non-OCIP if applicable) (C5)			\$ 498,808	\$ 6.18		\$ -		\$ -	
46	Construction Fee (OH&P) (C6)			\$ 5,130,594	\$ 63.60		\$ -		\$ -	
47	Construction Fees and Services - Enter or Subtotal		\$ 14,251,650	\$ 15,514,657	\$ 192.32	\$ -	\$ -	\$ -	\$ -	
48	TGMP (GMP) Total			\$ 106,720,155	\$ 1,515.26	\$ -	\$ -	\$ -	\$ -	