GUARANTEED MAXIMUM PRICE (GMP) PROPOSAL

RECEIVED
JAN 29 2009
PROGRAM MANAGEMENT TEAM

Project: **Terminal B**

Package: **5, 6 & 7 – Building Package**

Date: **January 28, 2009**

Clark/Byrne, A Joint Venture ("Construction Manager") hereby submits to the City of San Antonio Aviation Department ("City") pursuant to the provisions of Article 2.3.4 of the Construction Management At-Risk Agreement ("Agreement") by and between City and Construction Manager dated July 16, 2007, a Guaranteed Maximum Price ("GMP") for the Terminal B Project ("Project") or portion of the Project as described above, as follows:

1. The Guaranteed Maximum Price for the Terminal B Building Package is **$ 66,600,777.00**. See ***Exhibit D*** for a detailed breakdown of the GMP.
2. This GMP is submitted in accordance with the terms and conditions as outlined in the Agreement and City's instructions requiring establishment of the GMP based on confirmed sub bids following the City procurement guidelines and instructions.
3. The GMP Proposal is good for ninety (90) days from the date of submission.
4. The Date of Substantial Completion for this Package is **591 Days** from Notice to Proceed. Time for performance is outlined in ***Exhibit F*** – Project Schedule. This schedule shows the expected Notice to Proceed and the date of Substantial Completion for this Project or portion of the Project as described above, to which the prescribed Liquidated Damages shall apply.

NO	Milestone Description & Requirements	Calendar Days from NTP	Liquidated Damages Per Day
1	Terminal B – Site/Pier Package Substantial Completion	224	$750.00
2	Terminal B – Concrete Package Substantial Completion: Areas A & B	344	$750.00
3	Terminal B – Concrete Package Substantial Completion: Areas C & D	434	$750.00
4	Terminal B – Structural Steel Package Substantial Completion: Areas A & B	550	$750.00
5	Terminal B – Structural Steel Package Substantial Completion: Areas C & D	550	$750.00
6	Terminal B – Building Package Substantial Completion (Terminal B Substantial Completion)	591	$3,000.00
6.1	Terminal B – Building Package Substantial Completion Liquidated Damages Increase; to be cumulative with liquidated damages in No. 6.	621	$2,000.00
6.2	Complete Concession & Airline Tenant Shell Spaces Note 1: Complete 90 days prior to Terminal B Substantial Completion (Except Area-A Departures Level Concessions Café/Coffee Bar space to be complete 45 days prior to Terminal B Substantial Completion)	See Note 1	$1,250.00

5. The Drawings and Specifications upon which the GMP is based are set forth in ***Exhibit A***. These Drawings and Specifications are hereby incorporated into the Contract Documents referenced in the Agreement.
6. The trade specific scopes for which this GMP is based are included as ***Exhibit B***.
7. The Subcontractors proposed in this GMP have been approved by the City, see ***Exhibit I***, and are as follows:
   a. Package 5 – MEP & IT Systems

Trade Specific Scope	Selected Subcontractor
Bid Item A – Mechanical/Plumbing	Brandt Engineering
Bid Item B – Fire Protection	Casteel Fire Protection
Bid Item C – Electrical	M.C. Dean Inc.
Bid Item D – Telecom/Data	Fisk Technologies
Bid Item E – Security	Fisk Technologies
Bid Item F – Audio/Visual	Fisk Technologies
Bid Item G – Test and Balance	Brandt Engineering

   b. Package 6 – Building Envelope

Trade Specific Scope	Selected Subcontractor
Bid Item A – Apron Paving	Robles Contracting
Bid Item B – Masonry	Shadrock and Williams
Bid Item C – Exterior Stone Veneer	Delta Tile & Granite
Bid Item D – Misc. Metals	Patriot Erectors
Bid Item E – Above Grade Waterproofing	Alpha Insulation & Waterproofing
Bid Item F – Roofing	Texas 5th Wall
Bid Item G – Fireproofing	Alpha Insulation & Waterproofing
Bid Item H – Fire & Acoustical Sealants	Alpha Insulation & Waterproofing
Bid Item I – Exterior Metal Panels	Byrne Metals

Bid Item J – Glass & Glazing	Win-Con Enterprises
Bid Item K – Terminal 1 Demolition	Robles Service Group
Bid Item L – Terminal 1 Concrete	Robles Service Group

c. Package 7 – Building Finishes

Trade Specific Scope	Selected Subcontractor
Bid Item A – Ornamental Metals	Environmental Interiors
Bid Item B – Millwork	Environmental Interiors
Bid Item C – Doors/Frames/Hardware	Architectural Division 8
Bid Item D – Overhead Coiling Doors	Alamo Door Systems
Bid Item E – Drywall	Starcraft Drywall
Bid Item F – Tile	Grazzini Brothers & Co.
Bid Item G – Terrazzo	Grazzini Brothers & Co.
Bid Item H – Special Ceilings	Environmental Interiors
Bid Item I – Carpet & Resilient	Carpet Management
Bid Item J – Painting	General Coatings
Bid Item K – Specialties	Environmental Interiors
Bid Item L – Identification Devices	Intex United
Bid Item M – Final Clean	Jewel's Commercial Cleaning

8. The clarifications, assumptions, and exclusions made by Construction Manager, are outlined in ***Exhibit C***.
9. Alternates included in the GMP are detailed on ***Exhibit D.***
10. Unit Prices are included with ***Exhibit D***.
11. The RFIs excluded from this GMP are located in ***Exhibit H***.
12. Construction Manager's Construction Contingency included in this GMP is **$1,715,842.00**. The City's Owner Controlled Contingency included in this GMP is **$2,841,583.00**. Any portion of the above listed contingencies not used will be returned to the City including applicable Insurances, Bonds and Fee.

13. Cash Allowances included in the GMP: *Not applicable to this GMP.*
14. The Construction Manager submits with this GMP its projected SMWBE participation as prescribed in ***Exhibit E*** for the Project or portion of the Project as described above.
15. The wage scale used for this Guaranteed Maximum Price is outlined in Contract Document Section 00600 – Wage Scale and included as ***Exhibit G***.
16. With this GMP, the Construction Manager will implement a Contractor Controlled Insurance Program (CCIP) for the entire CM@Risk Project for the Airport Expansion Program at the San Antonio International Airport. With the City's acceptance of this GMP, the Owner approves the Construction Manager's implementation of the CCIP. The Construction Manager's CCIP will meet all insurance requirements set forth in the Agreement.
17. In accordance with the Agreement, as part of this GMP, Construction Manager and City agree that the Construction Manager's General Condition Costs for the Project is a lump sum cost of **$9,484,852.00**, inclusive of Insurances and Bonds. The Construction Manager's General Condition Costs are included for the duration as shown in the Project Schedule.
18. In accordance with the Agreement, as part of this GMP, Construction Manager and City agree that the Construction Manager's Fee, is established by the Reconciled Estimate per the Agreement, and is a fixed amount of **$2,511,526.00** for this Project.
19. Except as set forth in this GMP Proposal, all other provisions in the Agreement remain unchanged.

CITY OF SAN ANTONIO
AVIATION DEPARTMENT:

_____

By_____
Its_____

Date of Signing: _____

CONSTRUCTION MANAGER:

_____

By CHRISTIN G. DESKO FOR JAMES ANSARI
Its PROJECT EXECUTIVE SR. VICE PRESIDENT

Date of Signing: 1/29/09