

ORIGINAL



RESOLUTION 2024-12

**A RESOLUTION OF THE CITY OF ALEXANDRIA, IN CAMPBELL COUNTY, KENTUCKY, APPROVING THE GUARANTEED MAXIMUM PRICE (GMP) #1 SUBMITTED BY PEPPER CONSTRUCTION COMPANY OF OHIO, LLC, THE CITY'S CONSTRUCTION MANAGEMENT CONTRACTOR, FOR THE CITY'S NEW CITY BUILDING AND COMMUNITY CENTER CAMPUS PROJECT.**

**WHEREAS**, the City of Alexandria (City') has contracted with Pepper Construction Company of Ohio, LLC ('Pepper') to provide Construction Manager at Risk Services for its New City Building and Community Center Campus Project ('City Campus Project'); and

**WHEREAS**, Pepper has submitted to the City its Guaranteed Maximum Price (GMP) #1 for the City Campus Project; and

**WHEREAS**, the City wishes to approve Pepper's GMP #1.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY OF ALEXANDRIA, KENTUCKY, THAT:**

1. The Mayor and Council of the City of Alexandria, Kentucky, hereby approve Pepper Construction Company of Ohio, LLC's submitted Guaranteed Maximum Price #1 for the City's New City Building and Community Center Campus project, a copy of which is attached hereto and incorporated herein by reference.
2. The foregoing Resolution was read, passed and adopted by the Council of the City of Alexandria, in Campbell County, Kentucky, meeting in Regular Session on the **21st** day of **November, 2024**, with 6 **yes** votes, 0 **no** votes, and 0 **abstentions**, and was thereafter duly approved by the Mayor.

  
\_\_\_\_\_  
MAYOR ANDY SCHABELL

ATTEST:

  
\_\_\_\_\_  
STEPHANIE TARTER, CITY CLERK



A photograph showing two construction workers in hard hats and high-visibility vests walking through a large, multi-story industrial building under construction. The building has a mix of brick and steel framing. The workers are walking on a concrete floor. The lighting is somewhat dim, with some light coming from windows and interior fixtures.

# Pepper Construction

Alexandria City Campus  
Exhibit A – GMP#1 Exhibits

Alexandria, KY / / 11/18/2024

## GMP#1 Exhibits - Table of Contents

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# Section 01

## Exhibit A.1.1.2 – GMP Budget





Option A  
without Builder's Risk

City of Alexandria  
Alexandria City Building Campus  
GMP 1

Total Building Area (SF): 48,855

OVERALL SYSTEM SUMMARY  
11/18/2024

DESCRIPTION	QUANTITY	UOM	TOTAL		\$ / UOM	
001 Site	48,855	SF	\$	1,287,418	\$	26.35
004 MEP/FP	48,855	SF	\$	20,433	\$	0.42
005 GC's/GR's	48,855	SF	\$	758,117	\$	15.52
TOTAL COST			\$	2,065,969	\$	42.29

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## Option A without Builder's Risk

City of Alexandria  
Alexandria City Building Campus  
GMP 1

INDIVIDUAL SYSTEM SUMMARY - CMiC Level 1  
11/18/2024

		001 Site	
		48,855	SF
DESCRIPTION	TOTAL		/ SF
0228 FIELD ENGINEERING AND LAYOUT	\$ 18,000	\$	0.37
0241 SITE DEMOLITION	\$ 0	\$	0.00
3100 EARTHWORK	\$ 1,079,108	\$	22.09
3132 SOIL STABILIZATION	\$ 75,000	\$	1.54
3300 UTILITIES	\$ 0	\$	0.00
9225 TEMPORARY SITE CONSTRUCTION	\$ 25,000	\$	0.51
<b>DIRECT COST</b>	<b>\$ 1,197,108</b>	<b>\$</b>	<b>24.50</b>
<b>INDIRECT COSTS</b>			
Const Contingency	3.00%	\$ 35,913	\$ 0.74
SDI	1.35%	\$ 16,646	\$ 0.34
GL	1.10%	\$ 13,746	\$ 0.28
Fee	1.90%	\$ 24,005	\$ 0.49
<b>TOTAL COST</b>	<b>\$ 1,287,418</b>	<b>\$</b>	<b>26.35</b>



City of Alexandria  
City Building Campus

Option A  
without Builder's Risk

Version: GMP 1 - Early  
Site Package  
Total Building Area (SF): 48,855

DESCRIPTION	QUANTITY/UOM	\$/UOM	SUBTOTAL
001 Site			
0228 FIELD ENGINEERING AND LAYOUT			
Surveying / Site Layout	1.00 ls	\$18,000.00	\$18,000
SUBTOTAL: 0228 FIELD ENGINEERING AND LAYOUT			\$18,000
0241 SITE DEMOLITION			
Clearing & Grubbing	1.00 ls	\$0.00	\$0
Notes: Included in Earthwork			
Demo - Existing Building & Remove Concrete	0.00 sf	\$1.49	\$0
Notes: By Owner			
Elec. Cut, Cap & Make Safe	0.00 ls	\$2,000.00	\$0
Notes: By Owner			
SUBTOTAL: 0241 SITE DEMOLITION			\$0
3100 EARTHWORK			
EARTHWORK	1.00 ls	\$1,079,108.00	\$1,079,108
SUBTOTAL: 3100 EARTHWORK			\$1,079,108
3132 SOIL STABILIZATION			
SOIL STABILIZATION - Allowance	5,536.00 sy	\$13.55	\$75,000
Notes: Cement Stabilization 4% at 12" Deep, bldg pad, & asphalt			
SUBTOTAL: 3132 SOIL STABILIZATION			\$75,000
3300 UTILITIES			
Site Utilities: Water, Storm, Sanitary	1.00 ls	\$0.00	\$0
Notes: Included in Earthwork			
Downspout Connections	0.00 ls	\$0.01	\$0
Notes: Excluded			
SUBTOTAL: 3300 UTILITIES			\$0
9225 TEMPORARY SITE CONSTRUCTION			
Temporary Road Maintenance - Allowance	1.00 ls	\$25,000.00	\$25,000
SUBTOTAL: 9225 TEMPORARY SITE CONSTRUCTION			\$25,000
TOTAL: 001 Site			\$1,197,108



Option A  
without Builder's Risk

City of Alexandria  
Alexandria City Building Campus  
GMP 1

INDIVIDUAL SYSTEM SUMMARY - CMiC Level 1  
11/18/2024

		004 MEP/FP	
		48,855	SF
DESCRIPTION		TOTAL	/ SF
2300 HVAC	\$	19,000	\$ 0.39
DIRECT COST	\$	19,000	\$ 0.39
INDIRECT COSTS			
Const Contingency	3.00%	\$ 570	\$ 0.01
SDI	1.35%	\$ 264	\$ 0.01
GL	1.10%	\$ 218	\$ 0.00
Fee	1.90%	\$ 381	\$ 0.01
TOTAL COST		\$ 20,433	\$ 0.42





City of Alexandria  
City Building Campus

Option A  
without Builder's Risk

Version: GMP 1 - Early  
Site Package  
Total Building Area (SF): 48,855

DESCRIPTION		QUANTITY/UOM	\$/UOM	SUBTOTAL
004 MEP/FP				
2300 HVAC				
Geothermal Well Testing		1.00 ls	\$19,000.00	\$19,000
			SUBTOTAL: 2300 HVAC	\$19,000
TOTAL: 004 MEP/FP				\$19,000



## Option A without Builder's Risk

City of Alexandria  
Alexandria City Building Campus  
GMP 1

INDIVIDUAL SYSTEM SUMMARY - CMIC Level 1  
11/18/2024

		005 GC's/GR's			
		48,855		SF	
DESCRIPTION		TOTAL		/ SF	
8110	PERMITS AND FEES	\$	7,316	\$	0.15
8115	SITE DEVELOPMENT FEES	\$	72,921	\$	1.49
8200	CONSTRUCTION REIMBURSABLES	\$	184,607	\$	3.78
9100	MANAGEMENT REIMBURSABLES	\$	455,843	\$	9.33
9225	TEMPORARY SITE CONSTRUCTION	\$	0	\$	0.00
9950	BUILDERS RISK	\$	0	\$	0.00
9960	PERFORMANCE BOND	\$	15,200	\$	0.31
DIRECT COST		\$	735,887	\$	15.06
INDIRECT COSTS					
GL	1.10%	\$	8,095	\$	0.17
Fee	1.90%	\$	14,136	\$	0.29
TOTAL COST		\$	758,117	\$	15.52



City of Alexandria  
City Building Campus

Option A  
without Builder's Risk

Version: GMP 1 - Early Site Package  
Total Building Area (SF): 48,855

DESCRIPTION	QUANTITY/UOM	\$/UOM	SUBTOTAL
<b>005 GC's/GR's</b>			
<b>8110 PERMITS AND FEES</b>			
Grading Plan Fee	1.00 ea	\$700.00	\$700
Notes: Campbell County			
Sanitary Pump Station Telemetry	1.00 ls	\$6,366.00	\$6,366
Notes: SD-1			
Zoning Permit	1.00 ea	\$250.00	\$250
Notes: Campbell County			
SUBTOTAL: 8110 PERMITS AND FEES			\$7,316
<b>8115 SITE DEVELOPMENT FEES</b>			
Sewer Tap Capacity Fees, 3"	1.00 ea	\$72,921.00	\$72,921
Notes: SD-1			
SUBTOTAL: 8115 SITE DEVELOPMENT FEES			\$72,921
<b>8200 CONSTRUCTION REIMBURSABLES</b>			
Construction Reimbursables, Costs of Work	1.00 ls	\$184,607.00	\$184,607
SUBTOTAL: 8200 CONSTRUCTION REIMBURSABLES			\$184,607
<b>9100 MANAGEMENT REIMBURSABLES</b>			
Management	1.00 ls	\$410,125.00	\$410,125
Preconstruction	1.00 ls	\$45,718.00	\$45,718
SUBTOTAL: 9100 MANAGEMENT REIMBURSABLES			\$455,843
<b>9225 TEMPORARY SITE CONSTRUCTION</b>			
Project Fence, 6' High without Screening	1.00 ls	\$0.00	\$0
Notes: Included in construction reimbursables			
SUBTOTAL: 9225 TEMPORARY SITE CONSTRUCTION			\$0
<b>9950 BUILDERS RISK</b>			
Builders Risk	0.00 ls	\$2,800.00	\$0
Notes: 11/18 Removed Costs			
SUBTOTAL: 9950 BUILDERS RISK			\$0
<b>9960 PERFORMANCE BOND</b>			
Performance Bond	1.00 ls	\$15,200.00	\$15,200
SUBTOTAL: 9960 PERFORMANCE BOND			\$15,200
<b>TOTAL: 005 GC's/GR's</b>			<b>\$735,887</b>

## Section 02

### Exhibit A.3.1.2/ A.3.1.3 – Design Document Log



## **Exhibit A.3.1.2 - Drawing Log**

CIVIL DOCUMENTS		
Number	Sheet Name	DATED
C-1	Title	10/08/2024
C-2	Notes & Legend	10/08/2024
C-3	Civil Detail Sheet 01	10/08/2024
C-4	Civil Detail Sheet 01	10/08/2024
C-5	Existing Conditions/Demolition Plan	10/08/2024
C-6	Overall Layout and Utility Plan	10/08/2024
C-7	Site Layout/Utility Plan 01	10/08/2024
C-8	Site Layout/Utility Plan 02	10/08/2024
C-9	Site Layout/Utility Plan 03	10/08/2024
C-10	Site Layout/Utility Plan 04	10/08/2024
C-11	Grading Plan 01	10/08/2024
C-12	Grading Plan 02	10/08/2024
C-13	Grading Plan 03	10/08/2024
C-14	Grading Plan 04	10/08/2024
C-15	Storm Profile Sheet	10/08/2024
C-16	Storm Water Pollution Prevention Plan	10/08/2024
C-17	Sanitary Sewer Force Main 01	10/17/2024
C-18	Sanitary Sewer Force Main 02	10/17/2024

### **Exhibit A.3.1.3 - Specification Log**

<b>Document Name</b>	<b>DATED</b>
GEOTECHNICAL EXPLORATION REPORT 45 Pages	07/06/2022
Prepackaged Waste Water Pump Station	10/2024

## Section 03

### Exhibit A.3.1.4 – Current Project Schedule



# Alexandria Government Center

Enter Progress with Duration Remaining

Print Date: 10/8/2024  
Data Date: 10/8/2024

Line	Task Number	Task Name	Duration remaining	Start	Finish	Actual start	Actual finish	2024	2025	2026
1	0240	Procurement		03/15/24 A	03/15/24 A	3/15/2024 8:00 AM	3/15/2024 5:00 PM	M A M J J A S	M J J A M J J A S	M A M J J A S
2	0250	Select CMR		03/15/24 A	03/15/24 A	3/15/2024 8:00 AM	3/15/2024 5:00 PM	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31
3	0210	Design & Budget	111d	03/08/24 A	03/11/25	3/8/2024 8:00 AM				
4	1611	SD Drawings		03/08/24 A	04/16/24 A	3/8/2024 8:00 AM	4/16/2024 5:00 PM			
5	0220	SD Budget		04/17/24 A	05/17/24 A	4/17/2024 8:00 AM	5/17/2024 5:00 PM			
6	1751	City of Alexandria Internal Budget Review		05/20/24 A	07/01/24 A	5/20/2024 8:00 AM	7/1/2024 5:00 PM			
7	1752	CT & Pepper to Update Budget and Drawings to Match VE Selections		07/02/24 A	07/26/24 A	7/2/2024 8:00 AM	7/26/2024 5:00 PM			
8	1761	DD Drawing		07/29/24 A	09/10/24 A	7/29/2024 8:00 AM	9/10/2024 5:00 PM			
9	0230	CD Civil Drawings	2d	07/25/24 A	10/10/24	7/25/2024 8:00 AM				
10	0070	DD Budget	7d	08/28/24 A	10/17/24	8/28/2024 8:00 AM				
11	0160	Civil/Sitework Budget	18d	10/11/24	11/05/24					
12	0071	Potential VE Discussions	10d	10/19/24	10/31/24					
13	0080	CD Drawings	50d	11/01/24	01/09/25					
14	1761	City of Alexandria Budget Review (Site Only)	11d	11/05/24	11/20/24					
15	1771	City of Alexandria Council Approval (Site Only)		11/21/24	11/21/24					
16	1711	CD Budget	25d	01/10/25	02/13/25					
17	1712	City of Alexandria Budget Review (Building)	9d	02/14/25	02/26/25					
18	1713	City of Alexandria Council Approval (Building)		02/27/25	02/27/25					
19	1721	Finalize GMP / Amendment	10d	02/27/25	03/12/25					
20	0041	Zoning Permitting Reviews	101d	10/11/24	02/28/25					
21	0042	Zoning Permit Review	45d	10/11/24	12/1/24					
22	0110	Building Permit Initial Review	15d	01/10/25	01/30/25					
23	0120	Building Permit Comment Revisions	5d	01/31/25	02/06/25					
24	0130	Building Permit Submit Revisions	15d	02/07/25	02/27/25					
25	0140	Building Permit Approved	1d	02/28/25	02/28/25					
26	0150	Procurement	300d	11/21/24	01/14/26					
27	0180	Construction	421d	12/19/24	07/27/26					
28	1731	Sitework	180d	12/19/24	09/21/25					
29	1741	Building	313d	04/03/25	09/15/26					
30	0010	Mobilization	2d	12/11/24	12/16/24					





Print Date: 10/8/2024  
Data Date: 10/8/2024

**Enter Progress with Duration Remaining**

[illegible]

## Section 04

### Exhibit A.3.1.5 – Allowances

## **Allowances**

- 1. Site Stabilization: \$75,000**
- 2. Temp Road Maintenance: \$25,000**

## Section 05

### Exhibit A.3.1.6 – Assumptions and Clarifications



## **Assumptions and Clarifications**

### **General Items:**

- Performance and payment bonds for the total cost of this GMP are included
- Prevailing wage rates are excluded
- Sales tax has been included
- Includes SDI (Subguard Default Insurance)
- Excludes costs for subcontractor bonds
- General Liability Insurance has been included for the cost of this GMP amendment
- Two versions of the GMP are included. One without builder's risk, BR to be by the owner, and one with Pepper's builder's risk.
- Any off-site utilities or "Aid-To-Construction" costs been Excluded
- Building permit costs are excluded, to be included in GMP#2.
- All activities are to be done during normal working hours (7:00am to 5:00pm)
- Full time on-site management and part time off-site management. Number of staff per proposal.
- General conditions for duration of this GMP are included
- Design costs are excluded
- Special Inspections, and third-party testing costs not included
- FF&E has not been included.

### **Clarifications & Assumptions:**

The following clarifications per trade have been included to help provide clarity within the major trades. They are not intended to be all encompassing.

### **General Conditions & General Requirements**

- Staffing: Includes 5 Months of staffing through the work outlined in GMP#1
- General Requirements: Includes 4 Months of General Requirements through the work outlined in GMP#1. Lump sum GRs are included in this GMP#1.

### **Site Concrete**

- Excludes all site concrete (Sidewalks, Curbs, Stairs, Dumpster Pads, Etc.). This work is to be included in GMP#2.

### **Electric**

- Excludes any electric. This includes conduits/routing of electric to the building, fire alarm for PIV, electric for the sump pump at the water meter pit, electric for the forced main lift station, etc. This work is to be included in GMP#2

#### Site Utilities, Earthwork

- Excavation for foundations is excluded.
- Third party testing/compaction testing is not included.
- Rock and gray shale excavation is not included.
- All temporary slopes are based on 1.5/1 layback.
- Sanitary/storm are installed to within 5' of the building. Both waterlines are installed into the building to a blind flange.
- Downspout connections are not included.
- Underdrains and connections are not included.
- Stockpiling topsoil and respreading is included. Testing and amending topsoil is not included.
- The forced main install outside of the project is planned to be directionally drilled.
- The waterlines crossing Constable will be open cut. Traffic control is included.
- Restoration of the roads from utility install outside of the site is included.
- Drainage of the water meter pit is excluded.
- Anchor blocks for the water lines are excluded.
- Assumed 9" subgrade for the building (5" slab and 4" of gravel by others in future GMP).
- Includes all utilities per civil drawings and specifications.
- Includes all site demolition and earthwork per civil drawings and specifications.
- Demo of the barn is excluded – previously completed by the owner. Demo of remaining slab is included.
- Electrical cut, cap, make-safe is excluded – previously completed by the owner.
- Includes repair and patching of roadways disrupted for utilities during construction process.
- Includes erosion control & maintenance for 4 months is included.
- Backfill of retaining walls is included. 1' of stone against the wall is included. The remaining fill is excavated fill.
- Earthwork
  - Strip Topsoil, import fill material.
  - Site Excavation & embankment to rough grade.
  - Subgrade preparation & fine grade for asphalt, concrete & building pad.
  - Spread topsoil & fine grade green spaces.
- Unforeseen conditions are excluded (rock, tanks, unsuitable soils, contaminated soils, Etc.)
- An allowance for soil stabilization is included.
- An allowance for temp road maintenance is included.
- Any tap fees associated with the storm, sanitary and water systems are included.
- SD1 permit is included.
- Electrical/communications primary and secondary service is excluded, to be captured by electrician in GMP 2.

#### Asphalt

- Excludes any asphalt. This work is to be included in GMP#2