



1/30/2023

Haines Borough
ATTN Carolann Wooton

Final GMP and Verification Deliverable

Mrs. Wooton,

GMP Proposal for Lutak Dock Re-construction

Turnagain has established a GMP value of \$25,594,147.00 for the entire scope of work included in the 65% plan set. This scope of work will be further developed and submitted at the 95% and IFC milestones but the key features described in the 65% set will not be reduced, changed, or eliminated without written concurrence from the Borough. The remaining design will entail the development of additional structural details and information needed to accurately perform the fabrication and construction of the project.

Exhibit A of the document contains the open book estimate used to establish this GMP.

- a. Design Builder's Lump Sum Fee as defined in Section 6.2.3 of the Agreement.

Phase II Lump Sum	\$2,400,000.00
Phase I Lump Sum	\$10,000.00
Project Total	\$2,410,000.00

- b. The Cost of the Work as defined in Section 6.3 of the Agreement

Phase II Total	\$21,956,147.00
Phase 1 Total	\$300,000.00
Project Total	\$22,256,147.00

- c. The Lump Sum General Conditions Costs as defined in Section 6.4.5 of the Agreement.

General Conditions Lump Sum \$928,000.00

The Sum of Items a to c is \$25,594,147.00 which is the proposed Lump Sum Total for the Project.

- d. If applicable, any Allowance established by the Parties pursuant to Section 6.4.1 of the Agreement
Not Applicable
- e. Design Builder's Contingencies established pursuant to Section 6.4.4 of the Agreement.
Not Applicable

In support of the proposed GMP, Design Builder herein provides:

- a. A list of Not to Exceed Amounts and the information required in Section 6.4.2 of the Agreement



Turnagain
Marine Construction

No items are to be performed on a NTE basis.

- b. A list of Lump Sums and the information required in Section 6.4.3 of the Agreement

Turnagain will perform the scope of work defined in the 65% plan set, and as further developed at the 95% and IFC milestones, for a single lump sum amount of \$25,594,147.00 inclusive of all scope included on the 65% plan set. A detailed Schedule of Values breaking down this lump sum has been provided.

I am pleased to make this lump sum proposal and look forward to starting Phase II of this contract.

Sincerely,

Jason Davis

CONTRACTOR SCHEDULE OF VALUES PHASE II SCOPE OF WORK

**Lutak City Dock Replacement
TURNAGAIN MARINE CONSTRUCTION**

GMP Submittal January 2023

TASK	BILL ITEM	DESCRIPTION	QTY	U/M	UNIT PRICE	TASK TOTAL	QTY			% COMPLY	\$ VALUE TO DATE	\$ REMAINING
							PREVIOUS	CURRENT	TO DATE			
		MOBILIZATION				\$1,655,000.00						
		PROCURE AND CONSTRUCT TEMPLATES PRIOR TO MOBILIZATION	1	LS	\$300,000.00	\$300,000.00	\$ -	\$ -	\$ -	0.00%	\$ -	\$ 300,000.00
		RECEIVE AND STAGE MATERIALS AT FREIGHT FACILITY	1	LS	\$185,000.00	\$185,000.00	\$ -	\$ -	\$ -	0.00%	\$ -	\$ 185,000.00
		LOAD BARGES	1	LS	\$335,000.00	\$335,000.00	\$ -	\$ -	\$ -	0.00%	\$ -	\$ 335,000.00
		TOW MATERIALS BARGES TO SITE	1	LS	\$385,000.00	\$385,000.00	\$ -	\$ -	\$ -	0.00%	\$ -	\$ 385,000.00
		TOW CONSTRUCTION CRANE BARGE TO SITE AND SETUP	1	LS	\$225,000.00	\$225,000.00	\$ -	\$ -	\$ -	0.00%	\$ -	\$ 225,000.00
		DEMOBILIZE BARGES	1	LS	\$225,000.00	\$225,000.00	\$ -	\$ -	\$ -	0.00%	\$ -	\$ 225,000.00
		O-PILE WALL STRUCTURE				\$ 15,287,500.00						
		DRILL AIR AND CONSUMABLES	1	LS	\$530,000.00	\$ 530,000.00	\$ -	\$ -	\$ -	0.00%	\$ -	\$ 530,000.00
		PURCHASE, FABRICATE AND COAT O-PILES	1	LS	\$12,285,000.00	\$ 12,285,000.00	\$ -	\$ -	\$ -	0.00%	\$ -	\$ 12,285,000.00
		PURCHASE BATTER PILES AND FAB STEEL	1	LS	\$817,500.00	\$ 817,500.00	\$ -	\$ -	\$ -	0.00%	\$ -	\$ 817,500.00
		INSTALL PILE TEMPLATES AND O-PILES	1	LS	\$640,000.00	\$ 640,000.00	\$ -	\$ -	\$ -	0.00%	\$ -	\$ 640,000.00
		INSTALL BATTER PILES	1	LS	\$235,000.00	\$ 235,000.00	\$ -	\$ -	\$ -	0.00%	\$ -	\$ 235,000.00
		REPLACE FILL, GROUND IMPROVEMENT, AND GRADING	1	LS	\$675,000.00	\$ 675,000.00	\$ -	\$ -	\$ -	0.00%	\$ -	\$ 675,000.00
		DISPOSAL OF DEMO DEBRIS	1	LS	\$65,000.00	\$ 65,000.00	\$ -	\$ -	\$ -	0.00%	\$ -	\$ 65,000.00
		COATINGS REPAIR	1	LS	\$40,000.00	\$ 40,000.00	\$ -	\$ -	\$ -	0.00%	\$ -	\$ 40,000.00
		CONCRETE PILE CAP, BULL RAIL, AND BOLLARDS				\$ 2,486,747.00						
		PURCHASE PRECAST PILE CAP MATERIALS	1	LS	\$680,000.00	\$ 680,000.00	\$ -	\$ -	\$ -	0.00%	\$ -	\$ 680,000.00
		INSTALL PRECAST SEGMENTS	1	LS	\$235,000.00	\$ 235,000.00	\$ -	\$ -	\$ -	0.00%	\$ -	\$ 235,000.00
		GROUT JOINTS AND TIE TO O-PILES (CIP FILL)	1	LS	\$415,000.00	\$ 415,000.00	\$ -	\$ -	\$ -	0.00%	\$ -	\$ 415,000.00
		FURNISH AND INSTALL CIP APRON	1	LS	\$799,980.00	\$ 799,980.00	\$ -	\$ -	\$ -	0.00%	\$ -	\$ 799,980.00
		FURNISH AND INSTALL RORO RAMP	1	LS	\$314,000.00	\$ 314,000.00	\$ -	\$ -	\$ -	0.00%	\$ -	\$ 314,000.00
		FURNISH AND INSTALL BOLLARDS	1	LS	\$42,767.00	\$ 42,767.00	\$ -	\$ -	\$ -	0.00%	\$ -	\$ 42,767.00
		FENDER SYSTEM				\$ 780,000.00						
		PURCHASE FENDER ELEMENTS AND MATERIALS	1	LS	\$660,000.00	\$ 660,000.00	\$ -	\$ -	\$ -	0.00%	\$ -	\$ 660,000.00
		INSTALL FENDERS	1	LS	\$120,000.00	\$ 120,000.00	\$ -	\$ -	\$ -	0.00%	\$ -	\$ 120,000.00
		UTILITIES AND MISC. WORK				\$ 996,900.00						
		WATER SYSTEM AND UTILITY SUPPORT	1	LS	\$200,000.00	\$ 200,000.00	\$ -	\$ -	\$ -	0.00%	\$ -	\$ 200,000.00
		ELECTRICAL SYSTEM	1	LS	\$300,000.00	\$ 300,000.00	\$ -	\$ -	\$ -	0.00%	\$ -	\$ 300,000.00
		PASSIVE CATHODIC PROTECTION SYSTEM (ANODES)	1	LS	\$311,700.00	\$ 311,700.00	\$ -	\$ -	\$ -	0.00%	\$ -	\$ 311,700.00
		DEMO EXISTING ABANDONED DOLPHINS (BEHIND AML)	1	LS	\$185,200.00	\$ 185,200.00	\$ -	\$ -	\$ -	0.00%	\$ -	\$ 185,200.00
		PROJECT MANAGEMENT	1	LS	\$750,000.00	\$750,000.00	\$ -	\$ -	\$ -	0.00%	\$ -	\$ 750,000.00
		PROFIT	1	LS	\$2,400,000.00	\$2,400,000.00	\$ -	\$ -	\$ -	0.00%	\$ -	\$ 2,400,000.00
		G&A	1	LS	\$928,000.00	\$928,000.00	\$ -	\$ -	\$ -	0.00%	\$ -	\$ 928,000.00
		PHASE 1 SERVICES TOTAL LUMP SUM INCLUDING PROFIT	1	LS	\$310,000.00	\$310,000.00	\$ -	\$ -	\$ -	0.00%	\$ -	\$ 310,000.00
		PHASE I AND II COMBINED GMP (LUMP SUM) TOTAL			1 LUMP SUM	\$25,594,147.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25,594,147.00