



October 23, 2020

Dry Land Distillers
519 Main Street
Longmont, CO 80501

Re: GMP for the Dry Land Distillers – Relocation Project

Dear Dry Land Distillers Team,

Poudre Construction is pleased to present for your consideration the proposed Guaranteed Maximum Price (GMP) for your Relocation Project to 519 Main Street, Longmont, CO 80501. Our proposed GMP amount is **\$873,780**. A breakdown of this GMP is provided on the accompanying pages.

The GMP is based on the following documents:

Permit Set drawings prepared by Opa Design Studio, Inc., dated October 1, 2020
Outline Specifications prepared by Opa Design Studio, Inc., dated October 1, 2020

The following Attachments are part of this proposal:

Exhibit “1” – GMP Estimate Summary
Exhibit “2” – Scope of Work Clarifications
Exhibit “3” – Drawing Log

If you should have any questions or comments regarding this proposal, please feel free to contact me. We appreciate the opportunity to work with the Dry Land Distillers team on this exciting project.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Beau Brittenham', is written over a light blue rectangular background.

Beau Brittenham

DRY LAND DISTILLERS
Relocation Project



GMP ESTIMATE SUMMARY

DIV NO.	SCOPE	GMP VALUE	
01	GENERAL CONDITIONS <i>Jobsite Management</i> <i>General Liability Insurance</i> <i>Temporary Project Signage</i> <i>Temporary Barricades</i> <i>Safety Equipment/Supplies</i> <i>Equipment Rental</i> <i>Dumpsters</i> <i>Final Cleaning</i>	46,950.00	Retail & DIP
02	DEMOLITION <i>Slab Removal and Concrete Trenching Only</i> <i>Façade Demolition</i>	18,570.00	Retail
03	CONCRETE <i>Concrete Slabs & Trench Replacement</i>	39,710.00	Retail
04	MASONRY <i>Brick Rework for New Openings</i> <i>Needle Pinning for New Storefront</i>	33,330.00	DIP
05	METALS <i>Structural Steel</i> <i>Metal Fabrication</i>	52,930.00	Retail
06	WOODS, PLASTICS, COMPOSITES <i>Millwork & Casework</i> <i>Countertops</i> <i>FRP Wall Paneling</i>	62,130.00	Retail
07	THERMAL & MOISTURE PROTECTION <i>Wall & Ceiling Insulation</i> <i>Joint Sealants & Fire Caulking</i> <i>Roof Penetration Rework</i>	35,000.00	Retail
08	OPENINGS <i>Doors & Hardware</i> <i>Overhead Doors</i> <i>Storefront, Windows & Glazing</i>	33,760.00	Retail & DIP
09	FINISHES <i>Framing & Drywall</i> <i>Epoxy Flooring</i> <i>Concrete Sealing</i> <i>Baseboards</i> <i>Wall Tile</i> <i>Painting & Coatings</i>	115,030.00	Retail
10	SPECIALTIES <i>Toilet & Bath Accessories</i> <i>Fire Extinguishers</i>	6,260.00	

EXHIBIT "1"

DRY LAND DISTILLERS

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GMP ESTIMATE SUMMARY

DIV NO.	SCOPE	GMP VALUE	
	<i>Wall & Corner Guards</i>		
	<i>Signage - By Dry Land Distillers</i>		
11	EQUIPMENT	-	
	<i>Bar Equipment - By Dry Land Distillers</i>		
	<i>Distilling Equipment - By Dry Land Distillers</i>		
12	FURNISHINGS	-	
	<i>Furniture - By Dry Land Distillers</i>		
21	FIRE SUPPRESSION	-	
	<i>Fire Sprinkler - By Dry Land Distillers</i>		
22	PLUMBING	52,610.00	Retail
	<i>Plumbing Work</i>		
23	HVAC	274,750.00	
	<i>HVAC Work</i>		
26	ELECTRICAL	41,000.00	Retail
	<i>Electrical Work</i>		
27	COMMUNICATIONS	-	
	<i>Data Cabling - By Dry Land Distillers</i>		
	<i>Audio Visual - By Dry Land Distillers</i>		
28	FIRE ALARM	10,000.00	Retail
	<i>Fire Alarm Work</i>		
32	LANDSCAPING	1,750.00	
	<i>Paver Rework</i>		
33	UTILITIES	-	
	<i>Utility Services - By Dry Land Distillers</i>		
	CONTINGENCY	-	
	OVERHEAD & PROFIT	50,000.00	
GMP TOTAL		873,780.00	



DRY LAND DISTILLERS
Relocation Project

SCOPE OF WORK CLARIFICATIONS

1. Estimated cost breakout for requested areas of work:
 - a. Exterior Improvements - \$78,310
 - b. Tasting Room - \$ 154,830

2. The following items are included in the current estimate but were discussed as potential Cost Savings items:
 - a. Clerestory Windows
 - b. Exterior Canopy
 - c. Barrel Room Window

3. The following scope of work and clarifications are included in this GMP:
 - a. GMP is based on the assumption that the contract documents meet all laws, ordinances, codes, rules and regulations in effect. The GMP does not include any costs or scope of work required to comply but is not shown
 - b. This GMP is not a line item Guaranteed Maximum Price. Any breakdown of cost provided is for reference only and shall not be used as basis for adjustment of the contract amount
 - c. The GMP is based on a reasonable interpretation of all information provided in the contract documents. If there are conflicts, inconsistencies, or discrepancies in the contract documents, the preponderance of information shall govern unless the item is specifically clarified
 - d. All existing concrete is assumed to be in acceptable structural and aesthetic condition; however, an allowance is included to seal the existing and new concrete not being coated in epoxy floor. No other concrete rework is included where not drawn
 - e. Concrete trenches will be needed to run new plumbing to the existing drain lines. These trenches will be evident once new concrete is poured
 - f. All existing masonry is assumed to be in acceptable structural and aesthetic condition
 - g. All tile is assumed to be a 3"x6" white subway tile
 - h. FRP is included in the Prep Area of Storage Room 108 only. All other FRP has been deleted per Dry Land Distillers direction

Exhibit “2”

DRY LAND DISTILLERS

Relocation Project

SCOPE OF WORK CLARIFICATIONS

- i. Sinks at the bar included, but all other bar equipment is to be provided by Dry Land Distillers. Poudre Construction assumes all bar equipment will be sized to fit within the allotted spaces on the drawings and details
 - j. All Roof Top Units (RTUs) are expected to remain in place on the existing structure
 - k. Budget pricing is included light fixtures which have not been specified (Light Types – A,B,C,I,J,K,X,AA,BB,CC). All decorative light fixtures (Light Types – D-H) are to be provided by Dry Land Distillers. Installation of all lights is included
 - l. An allowance of \$1,750 has been included for paver repair in the breezeway. No other landscaping work is included
4. The following scope of work and clarifications are not included in this GMP:
- a. All 3rd party commissioning and material testing
 - b. Cost and impact of comments by permitting authorities not reflected in the plans
 - c. Sampling, monitoring, and abatement of any existing hazardous materials
 - d. All fees associated with permitting
 - e. Guarantees or warranties whether express or implied regarding the existing building, systems and site
 - f. Utility service provider fees and costs to establish or upgrade services. This includes meter, impact, capital recovery fees and any installation costs. Any utility costs during construction are also excluded
 - g. Repairs of existing conditions not associated with the work described in the contract documents
 - h. The GMP does not include provisions to overcome product and labor shortages, delays in product delivery and other cost increases that may occur due to weather related or other national or worldwide emergencies
 - i. All demolition with the exception of concrete demolition and brick façade demolition
 - j. Any utility costs during construction
 - k. Sandblasting of the existing masonry
 - l. All gypsum board walls and ceilings are to be primed, but painting is to be complete by Dry Land Distillers
 - m. All distilling equipment
 - n. Signage and electrical to exterior signage

Exhibit “2”

DRY LAND DISTILLERS

Relocation Project

SCOPE OF WORK CLARIFICATIONS

- o. New fire riser and fire sprinkler system is being contracted directly by Dry Land Distillers
- p. The boiler is shown as new in the drawings but is not included in this GMP, according to direction from Dry Land Distillers
- q. Relocation of existing Mechanical equipment from Dry Land’s current space to the new space
- r. Electrical service upgrade
- s. Startup and commissioning to be performed by Dry Land Distillers
- t. HVAC Controls, Data Cabling and Audio-Visual is not shown on the drawings and is not included
- u. Access Control and Security Cameras
- v. Exterior fences and gates are being contracted separately by Dry Land Distillers

DRY LAND DISTILLERS
Relocation Project



DRAWING LOG

SHEET NUMBER	INDEX OF DRAWINGS	CURRENT DATE
	SPECIFICATIONS	
-	Outline Specifications	10/01/20
	GENERAL	
-	Not Applicable	N/A
	CIVIL	
-	Not Applicable	N/A
	LANDSCAPE	
-	Not Applicable	N/A
	ARCHITECTURAL	
A001	Cover Sheet	10/01/20
A002	ADA Guidelines	10/01/20
A003	ADA Guidelines	10/01/20
LS101	Life/Safety Plans	10/01/20
D101	Demo Plan	10/01/20
A101	Floor Plan	10/01/20
A102a	Equipment Plan	10/01/20
A102b	Process Description	10/01/20
A103	Wall Finish Plan	10/01/20
A104	Floor Finish Plan	10/01/20
A105	Reflected Ceiling Plan	10/01/20
A106	Roof Plan	10/01/20
A201	Ext. Elev & Sections	10/01/20
A202	Interior Elevations	10/01/20
A501	Details	10/01/20
A502	Details	10/01/20
A601	Schedules	10/01/20
A602	Wall Types	10/01/20
	STRUCTURAL	
S1.0	Structural General Notes	06/30/20
S2.0	Structural Foundation/Roof Plan	06/30/20
S3.0	Structural Details	06/30/20
	MECHANICAL & PLUMBING	
M100	Floor Plan	09/30/20
M101	Mechanical Plans	09/30/20
M102	Mechanical Details	09/30/20
M201	Plumbing Plan	09/30/20
M202	M & P Details	09/30/20
	ELECTRICAL	
E100	Electrical One Line	09/30/20
E201	Electrical Plan	09/30/20
E202	Reflected Ceiling Plan	09/30/20