



GUARANTEED MAXIMUM PRICE - DRAFT

February 22, 2022

The 203 Project

Carrboro, NC

Building Area = 109,338 SQFT

	Amount	Total	Cost/SF
Cost of the Work			
Subcontract Base Bid	\$28,796,592		\$0.00
Subtotal Cost of Work	\$28,796,592	\$28,796,592	\$263.37
Contingencies			
Construction Contingency	\$1,505,178		\$13.77
Subtotal Contingencies	\$1,505,178	\$30,301,770	\$277.14
General Conditions			
Labor	\$0		\$0.00
Subtotal General Conditions	\$1,900,577	\$32,202,347	\$294.52
Bonds & Insurances			
CMAR Insurances & Bonds	\$726,297		\$6.64
Subcontractor Default Insurance	\$359,957		\$3.29
Subtotal Bonds & Insurances	\$1,086,254	\$33,288,602	\$304.46
Fees & Allowances			
Construction Management Fees	\$1,296,959		\$11.86
Subtotal Fees & Allowances	\$1,296,959	\$34,585,560	\$316.32
Cost of the Work with Accepted Alternates			
Accepted Alternates:			
E-1: EV-Ready Parking Spaces (Shared)	\$25,224		\$0.23
L-1: Soil Cells (Town of Carrboro)	\$41,600		\$0.38
QT-1: Theatrical Drapes (Town of Carrboro)	\$39,683		\$0.36
Subtotal Cost of Work with Accepted Alternates	\$106,507	\$34,692,067	\$317.29
GMP Total with Alternates		\$34,692,067	\$317.29



FINAL GMP SUMMARY - DRAFT

February 22, 2022

The 203 Project

Town of Carrboro

Bid Packages	Contractor	Contract Amount (Base Bid No Alt)	
CM Reimbursible Allowances	Barnhill Contracting Company	\$ -	\$ -
BP100 - GENERAL TRADES	CB&H	\$ 294,600	\$ 2.69
BP105 - FINAL CLEANING	Sparkle & Shine	\$ 30,955	\$ 0.28
BP200 - EARTHWORK & STORM DRAINAGE	Included in BP201	\$ -	\$ -
BP201A - SURVEY & SITE LAYOUT	Included in BP201	\$ -	\$ -
BP201 - TURNKEY SITE & DEMOLITION	Sullivan Eastern	\$ 2,100,000	\$ 19.21
BP205 - DEMOLITION & ABATEMENT	Included in BP201	\$ -	\$ -
BP210 - FOUNDATION SYSTEMS	Wurster Betterground Holding	\$ 59,400	\$ 0.54
BP225 - SITE CONCRETE	Included in BP201	\$ -	\$ -
BP230 - ASPHALT PAVING	Included in BP201	\$ -	\$ -
BP250 - SITE WATER & UTILITIES	Included in BP201	\$ -	\$ -
BP270 - SITE ELECTRICAL	Included in BP1600	\$ -	\$ -
BP290 - LANDSCAPE & IRRIGATION	Landart Solutions	\$ 328,332	\$ 3.00
BP295 - HARDSCAPE	Included in BP290	\$ -	\$ -
BP390 - TURNKEY CONCRETE	C&C Industrial	\$ 7,697,777	\$ 70.40
BP400 - TURNKEY MASONRY	Vega Construction	\$ 970,000	\$ 8.87
BP500 - TURNKEY STEEL	Smith	\$ 2,319,778	\$ 21.22
BP642 - MILLWORK & ARCHITECTURAL CASEWORK	Stephenson Millwork	\$ 269,900	\$ 2.47
BP740 - ROOFING	Gardner Roofing	\$ 369,262	\$ 3.38
BP750 - METAL WALL PANELS	Cynergy Systems	\$ 252,000	\$ 2.30
BP790 - WATERPROOFING, SEALANT, CAULKING	JT Murphy	\$ 89,395	\$ 0.82
BP800 - TURNKEY DOORS/FRAMES/HARDWARE	Martin Architectural	\$ 359,400	\$ 3.29
BP836 - OVERHEAD DOORS	Maxson & Associates	\$ 195,000	\$ 1.78
BP840 - CURTAINWALL / STOREFRONT / GLASS & GLAZING	Clayton Commercial Glazing	\$ 1,078,700	\$ 9.87
BP925 - METAL STUDS / DRYWALL / INSULATION	Sears	\$ 2,176,000	\$ 19.90
BP930 - CERAMIC TILE	Concordia	\$ 38,250	\$ 0.35
BP960 - RESILIENT FLOORING / CARPET / BASE	Brock Contract	\$ 236,325	\$ 2.16
BP964 - POLISHED CONCRETE	David Allen Co	\$ 64,968	\$ 0.59
BP965 - WOOD FLOORING	Brock Contract Services	\$ 51,530	\$ 0.47
BP980 - ACOUSTICAL CEILINGS & WALLS	Heartland Acoustics	\$ 1,172,967	\$ 10.73
BP985 - ACOUSTICAL WALL TREATMENTS	Included in BP980	\$ -	\$ -
BP990 - PAINTING AND WALLCOVERINGS	E. Caligari & Son	\$ 264,200	\$ 2.42
BP1005 - TOILET SPECIALTIES / ACCESSORIES / DIVISION 10	TCS	\$ 263,998	\$ 2.41
BP1010 - IDENTIFICATION DEVICES	Modulex Carolinas	\$ 78,500	\$ 0.72
BP1065 - OPERABLE PARTITIONS	Learning Environments	\$ 24,669	\$ 0.23
BP1110 - STAGE EQUIPMENT	Barbizon	\$ 153,000	\$ 1.40
BP1145 - RESIDENTIAL APPLIANCES	Included in BP100	\$ -	\$ -
BP1250 - WINDOW TREATMENTS	Contract Window Treatments	\$ 44,360	\$ 0.41
BP1400 - ELEVATORS	TK Elevator Corp	\$ 489,500	\$ 4.48
BP1530 - FIRE PROTECTION	J&D Sprinkler	\$ 492,450	\$ 4.50
BP1540 - PLUMBING	Comfort Systems	\$ 844,442	\$ 7.72
BP1550 - HVAC	Mechworks Mechanical	\$ 1,966,850	\$ 17.99
BP1600 - ELECTRICAL	LJ Electric	\$ 4,020,085	\$ 36.77
Bid Day Total		\$ 28,796,592	\$ 263.37
	Alternate Cost of Work	\$ -	\$ -
	Subcontractor Default Insurance	\$ 359,957	\$ 3.29
COST OF WORK WITH SUBCONTRACTOR BONDS		\$ 29,156,550	\$ 266.66
	Construction Contingency	\$ 1,505,178	\$ 13.77
COST OF WORK SUBTOTAL		\$ 30,661,728	\$ 280.43
	General Conditions	\$ 1,900,577	\$ 17.38
	Fee	\$ 1,296,959	\$ 11.86
	Insurances & Bonds	\$ 726,297	\$ 6.64
Project Grand Total		\$ 34,585,560	\$ 316.32

sqft

109,338



FINAL GMP TOTAL Minority Contractor Participation Report

February 22, 2022

The 203 Project

Carboro, NC

BID PACKAGES	CONTRACTOR	CONTRACT AMOUNT	AFRICAN AMERICAN	WHITE FEMALE	HISPANIC	ASIAN AMERICAN	AMERICAN INDIAN	TOTAL \$ HUB	TOTAL % HUB
BP100 - GENERAL TRADES	CB&H	\$ 294,600.00	\$ 25,000.00	\$ -	\$ -	\$ -	\$ -	\$ 25,000.00	8.49%
BP105 - FINAL CLEANING	Sparkle & Shine	\$ 30,954.85	\$ -	\$ 30,955.00	\$ -	\$ -	\$ -	\$ 30,955.00	100.00%
BP201 - TURNKEY SITE & DEMOLITION	Sullivan Eastern	\$ 2,100,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
BP290 - LANDSCAPE & IRRIGATION	Landart Solutions	\$ 328,332.00	\$ -	\$ 328,332.00	\$ -	\$ -	\$ -	\$ 328,332.00	100.00%
BP390 - TURNKEY CONCRETE	C&C Industrial	\$ 7,697,777.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
BP400 - TURNKEY MASONRY	Vega Construction	\$ 970,000.00	\$ -	\$ -	\$ 970,000.00	\$ -	\$ -	\$ 970,000.00	100.00%
BP500 - TURNKEY STEEL	Smith	\$ 2,319,778.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
BP642 - MILLWORK & ARCHITECTURAL CASEWORK	Stephenson Millwork	\$ 269,900.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
BP740 - ROOFING	Gardner Roofing	\$ 369,262.00	\$ -	\$ -	\$ 33,600.00	\$ -	\$ -	\$ 33,600.00	9.10%
BP750 - METAL WALL PANELS	Cynergy Systems	\$ 252,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
BP790 - WATERPROOFING, SEALANT, CAULKING	JT Murphy	\$ 89,395.00	\$ -	\$ 8,939.00	\$ -	\$ -	\$ -	\$ 8,939.00	10.00%
BP800 - TURNKEY DOORS/FRAMES/HARDWARE	Martin Architectural	\$ 359,400.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
BP836 - OVERHEAD DOORS	Maxson & Associates	\$ 195,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
BP840 - CURTAINWALL / STOREFRONT / GLASS & GLAZING	Clayton Commercial Glazing	\$ 1,078,700.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
BP925 - METAL STUDS / DRYWALL / INSULATION	Sears	\$ 2,176,000.00	\$ -	\$ 2,176,000.00	\$ -	\$ -	\$ -	\$ 2,176,000.00	100.00%
BP930 - CERAMIC TILE	Concordia	\$ 38,250.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
BP960 - RESILIENT FLOORING / CARPET / BASE	Brock Contract	\$ 236,325.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
BP964 - POLISHED CONCRETE	David Allen Co	\$ 64,968.00	\$ -	\$ -	\$ 6,497.00	\$ -	\$ -	\$ 6,497.00	10.00%
BP965 - WOOD FLOORING	Brock Contract Services	\$ 51,530.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
BP980 - ACOUSTICAL CEILINGS & WALLS	Heartland Acoustics	\$ 1,172,967.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
BP990 - PAINTING AND WALLCOVERINGS	E. Caligari & Son	\$ 264,200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
BP1005 - TOILET SPECIALTIES / ACCESSORIES / DIVISION 10	TCS	\$ 263,997.64	\$ 263,998.00	\$ -	\$ -	\$ -	\$ -	\$ 263,998.00	100.00%
BP1010 - IDENTIFICATION DEVICES	Modulex Carolinas	\$ 78,500.00	\$ -	\$ 2,000.00	\$ -	\$ -	\$ -	\$ 2,000.00	2.55%
BP1065 - OPERABLE PARTITIONS	Learning Environments	\$ 24,669.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
BP1110 - STAGE EQUIPMENT	Barbizon	\$ 153,000.00	\$ -	\$ 32,500.00	\$ -	\$ -	\$ -	\$ 32,500.00	21.24%
BP1250 - WINDOW TREATMENTS	Contract Window Treatments	\$ 44,360.00	\$ -	\$ 44,360.00	\$ -	\$ -	\$ -	\$ 44,360.00	100.00%
BP1400 - ELEVATORS	TK Elevator Corp	\$ 489,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
BP1530 - FIRE PROTECTION	J&D Sprinkler	\$ 492,450.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
BP1540 - PLUMBING	Comfort Systems	\$ 844,442.00	\$ 97,564.00	\$ 35,466.00	\$ -	\$ -	\$ -	\$ 133,030.00	15.75%
BP1550 - HVAC	Mechworks Mechanical	\$ 1,966,850.00	\$ -	\$ 125,020.00	\$ -	\$ -	\$ -	\$ -	0.00%
BP1600 - ELECTRICAL	LJ Electric	\$ 4,020,085.00	\$ -	\$ 21,000.00	\$ -	\$ -	\$ -	\$ 21,000.00	0.52%
	Total Subcontract Work	\$ 28,796,592.49	\$ 386,562.00	\$ 2,807,162.00	\$ 1,010,097.00	\$ -	\$ -	\$ 4,076,211.00	14.16%