



GUARANTEED MAXIMUM PRICE

March 8, 2022

The 203 Project

Carrboro, NC

Building Area = 109,338 SQFT

Amount	Total	Cost/SF
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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	4.97%	\$1,505,178	\$13.77	
Subtotal Contingencies		\$1,505,178	\$30,301,770	\$277.14

General Conditions

Labor		\$0	\$0.00	
Subtotal General Conditions	LSUM	\$1,900,577	\$32,202,347	\$294.52

Bonds & Insurances

CMAR Insurances & Bonds	2.10%	\$726,297	\$6.64	
Subcontractor Default Insurance	1.25%	\$359,957	\$3.29	
Subtotal Bonds & Insurances		\$1,086,254	\$33,288,602	\$304.46

Fees & Allowances

Construction Management Fees	3.75%	\$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	
PBA/A-2: Corbin-Russwin Mortise Locksets		\$0	\$0.00	
PBA/E-1: Communications Equipment		\$0	\$0.00	
Subtotal Cost of Work with Accepted Alternates		\$106,507	\$34,692,067	\$317.29

GMP Total with Alternates		\$34,692,067	\$317.29
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FINAL GMP SUMMARY

March 8, 2022

The 203 Project

Town of Carboro

Bid Packages		Contractor	Contract Amount (Base Bid No Alt)	
BP100 - GENERAL TRADES		CB&H	\$ 294,600	\$ 2.69
BP105 - FINAL CLEANING		Sparkle & Shine	\$ 30,955	\$ 0.28
BP201 - TURNKEY SITE & DEMOLITION		Sullivan Eastern	\$ 2,100,000	\$ 19.21
BP210 - FOUNDATION SYSTEMS		Wurster Betterground Holding	\$ 59,400	\$ 0.54
BP290 - LANDSCAPE & IRRIGATION		Landart Solutions	\$ 328,332	\$ 3.00
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
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
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
1.25%	Subcontractor Default Insurance		\$ 359,957	\$ 3.29
COST OF WORK WITH SUBCONTRACTOR BONDS			\$ 29,156,550	\$ 266.66
4.97%	Construction Contingency		\$ 1,505,178	\$ 13.77
COST OF WORK SUBTOTAL			\$ 30,661,728	\$ 280.43
LSUM	General Conditions		\$ 1,900,577	\$ 17.38
3.75%	Fee		\$ 1,296,959	\$ 11.86
2.10%	Insurances & Bonds		\$ 726,297	\$ 6.64
Project Base Bid Grand Total (Less Accepted Alternates)			\$ 34,585,560	\$ 316.32

sqft

109,338



FINAL GMP ALTERNATES SUMMARY

March 8, 2022

The 203 Project

Carrboro, NC

Alternate No.	Alternate Description	Packages Affected	Unburdened Alternate Cost
A-1	Electrochromic Glazing	BP840, BP1600	\$ 161,650.00
A-10	Shell Only: Performance Space, Level 1	BP642, BP925, BP930, BP960, BP965, BP980, BP990, BP1110, BP1530, BP1540, BP1550, BP1600	\$ (342,455.00)
A-11	Shell Only: Orange County Skills work areas, Level 2&3	BP642, BP925, BP930, BP960, BP965, BP980, BP990, BP1530, BP1540, BP1550, BP1600	\$ (264,539.32)
A-12	Shell Only: Orange County Library work area, Level 1	BP642, BP925, BP930, BP960, BP965, BP980, BP990, BP1530, BP1540, BP1550, BP1600	\$ (480,265.21)
A-13	Shell Only: East Side of Level 1	BP642, BP925, BP930, BP960, BP965, BP980, BP990	\$ (197,156.32)
A-14A	Acoustical Ceiling Baffles: Increase Spacing, 8" to 12" O.C.	BP980	\$ (59,254.00)
A-14B	Acoustical Ceiling Baffles: Decrease Depth, 11.5" to 7.5" O.C.	BP980	\$ (55,396.00)
C-1	Omit Fiber Optic Cabling: adjacent to Maple and Carr	BP2600	\$ (60,980.00)
E-1	35 Additional "EV-Ready" parking spaces	BP2600	\$ 23,455.00
E-2	Electrical Panels associated with Alternate E-1	BP2600	\$ 17,450.00
E-3	Photovoltaic Panels & Inverter Equipment - WEST ROOF	BP1370	\$ 178,000.00
E-4	Photovoltaic Panels & Inverter Equipment - EAST ROOF	BP1370	\$ 712,226.00
L-1	Soil Cells	BP201, BP225, BP290	\$ 38,683.00
QT-1	Theatrical Drapes & Associated Track	BP1110	\$ 36,900.00
QT-2	Telescoping Seating	BP1240	\$ 244,360.00
PBA/A-2	Corbin-Russwin Mortise Locksets	BP800	\$ -
PBA/A-3	Taylor Brick in Executive Gray	BP400	\$ 5,000.00
PBA/E-1	Communications Equipment	BP1600	\$ -



FINAL GMP TOTAL Minority Contractor Participation Report

March 8, 2022

The 203 Project

Carrboro, 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%