

COVER

Durham County Board of Elections

Phase 2
GMP #4

June 13, 2025



A JOINT VENTURE



June 13, 2025

County of Durham
Attn: Brenda Hayes-Bright
Project Manager / Assistant Public Art Coordinator
Durham County Engineering Department & Environment Services
201 E. Main St, Suite 561, Durham, NC 27701
CC: Dan Nosbusch, Peri Manns, Glenn Parks, Charles Nickelson

Durham County Board of Elections
RE: Phase 2 – GMP #4

Dear Ms. Brenda:

Samet with WC Construction is pleased to provide this Construction Manager at Risk proposal to you for Phase 2, GMP #4 of the above referenced project. This is based on the GMP #4 bid documents provided by RND Architects and their consultants, and the subcontractor bids received and read aloud at the public bid openings on 6/3/2025 and 6/12/2025.

We have prepared a comprehensive deliverable that includes the following information:
GMP #4 Cost Summary, Drawing Log, Specification Log, Assumptions and Clarifications, Project Schedule, and Site Logistics Plan.

Upon your review of this proposal, feel free to reach out with any questions. Samet/WC Construction would be happy to meet and further discuss as needed.

Thank you for this opportunity, and we are looking forward to continued success on the Durham County Board of Elections project.

Sincerely,
Samet with WC Construction

Joseph Mawhinney
Project Manager, Sr.



Shoppes of Hope Valley - Board of Elections - Phase 2

GMP #4 Summary Page

June 13, 2025

New Construction **54,671** SQFT
TOTAL **54,671** SQFT

ITEM OF WORK	Conceptual Estimate 9/6/2024	Base Bid	Accepted VE Item	Bid Package Total	COST / SQFT	Bidder	MWSBE %
BP-01A Final Cleaning	\$ 30,000.00	\$ 23,807.08	\$ -	\$ 23,807.08	0.44	Legacy Cleanz, LLC	100%
BP-01B General Trades	\$ 50,000.00	\$ 155,000.00	\$ -	\$ 155,000.00	2.84	CB&H Contracting	100%
BP-07B Roofing	\$ 1,453,400.00	\$ 799,000.00	\$ -	\$ 799,000.00	14.61	Bardi-Davis Construction LLC	25%
BP-23A Heating, Ventilation, & Air Conditioning	\$ 541,800.00	\$ 774,575.00	\$ -	\$ 774,575.00	14.17	Systems Contractors	1%
BP-26A Electrical	\$ 96,000.00	\$ 617,000.00	\$ -	\$ 617,000.00	11.29	Bryant-Durham Electric Co., Inc.	0%
Off Hours & Overtime (Allowance)	\$ 411,880.00	\$ 211,880.00	\$ -	\$ 211,880.00	3.88	Allowance (CMAR)	0%
Temporary Utilities / Temporary Conditioning (Allowance)	\$ -	\$ 200,000.00	\$ -	\$ 200,000.00	3.66	Allowance (CMAR)	0%
Site Security Services (Excluded)	\$ -	\$ -	\$ -	\$ -	0.00		
Accepted Value Engineering					0.00		
Accepted Alternates		\$ -	\$ -	\$ -	0.00		
Cost of the Work Subtotal	\$ 2,583,080.00	\$ 2,781,262.08	\$ -	\$ 2,781,262.08	50.87	Total MWBE (Based on COW)	13.8%
General Conditions LS	\$ 356,824.00	\$ 452,781.00	\$ -	\$ 452,781.00		WC Construction	15%
Building Permit (Allowance) LS	\$ 51,662.00	\$ 51,662.00	\$ -	\$ 51,662.00			0%
Design/Owner Contingency 3.00%	\$ 77,492.00	\$ -	\$ -	\$ -			0%
CMAR Contingency 3.00%	\$ 77,492.00	\$ 83,437.86	\$ -	\$ 83,437.86			0%
SDI 1.50%	\$ 38,746.00	\$ 41,718.93	\$ -	\$ 41,718.93			
Subtotal	\$ 3,185,296.00	\$ 3,410,861.87	\$ -	\$ 3,410,861.87			
CMAR Fee 3.50%	\$ 111,485.00	\$ 116,111.83	\$ -	\$ 116,111.83		WC Construction	15%
Builders Risk Insurance 0.40%	\$ 12,741.00	\$ 14,107.89	\$ -	\$ 14,107.89			0%
Project Closeout 0.20%	\$ 6,371.00	\$ 7,082.16	\$ -	\$ 7,082.16			0%
Subtotal	\$ 3,315,893.00	\$ 3,548,163.76	\$ -	\$ 3,548,163.76			
General Liability 0.45%	\$ 14,334.00	\$ 15,966.74	\$ -	\$ 15,966.74			
P&P Bond 0.75%	\$ 24,977.00	\$ 26,906.68	\$ -	\$ 26,906.68			0%
Subtotal	\$ 3,355,204.00	\$ 3,591,037.18	\$ -	\$ 3,591,037.18			
**ALL SALES TAX EXCLUDED							
Total	\$ 3,355,204.00	\$ 3,591,037.18		\$ 3,591,037.18	\$65.68	Total MWBE (Based on Total)	13.3%

DURHAM COUNTY – BOARD OF ELECTIONS

GMP #4 – Phase 2, Shoppes of Hope Valley Improvements
06/13/2025



The intent of this Assumptions & Clarifications Summary is to identify specific assumptions and clarifications regarding the Contract Documents as they pertain to the Samet/WC Construction GMP #4.

1. CLARIFICATIONS

- General:

1. This estimate is based upon the Bid Documents as prepared by RND Architects, PA and their consultants, dated 3/27/2025, as well as Addendum #1 dated 5/16/2025.
2. BIM modeling is excluded for this phase of work.
3. North Carolina state and local sales taxes on materials have been excluded from this proposal, and are to be invoiced separately for reimbursement.

- Division 01:

1. We have included a CMAR Contingency, as shown in our cost summary. Design/Owner Contingency is excluded from this GMP, as it will be held separately by the Owner.
2. An allowance for building permit fees has been included, as shown in our cost summary. Utility fees, tap fees, meter fees, DOT fees, road closures, environmental fees, etc. are excluded.
3. We exclude special inspections, 3rd party inspections/testing, and commissioning. These items are to be provided by Owner. We will coordinate and schedule inspections as required.
4. Site security services are excluded at this time.
5. Additional monies for third party photographic/video construction documentation is excluded.
6. We have included temporary roof access stair towers in the 01B General Trades bid package. Final locations to be determined and coordinated with Durham County.
7. All bid packages include the working hours of Monday through Saturday from 7am-5pm. All work outside of these hours shall be considered off hours. We have included an allowance for off hours labor as shown in our cost summary. The need for off hours needs to be coordinated and finalized with Durham County and the property manager.
8. Per the Owner's request, within the 01A Final Cleaning bid package, we have included pressure washing of all concrete sidewalks in front of the building, with the exception of the area in front of Board of Elections.
9. We have included cleaning of tenant suites only as required as a result of our scope of work. We have excluded cleaning in area that we do not work in.
10. We have included allowances within the 01B General Trades bid package for miscellaneous paint touch ups, ceiling repairs, etc. associated with areas impacted by our scope of work only. We shall document existing conditions prior to working within a tenant suite and after our work is completed. All other interior work is excluded.

- Division 02:

1. No provisions have been made for any cost, expense, activity or responsibility relating to any hazardous substance used, stored, generated or disposed of by owner, its predecessors in title or any party acting on behalf, including any asbestos or PCB's incorporated into or present at the job site.

DURHAM COUNTY – BOARD OF ELECTIONS
 Phase 2 – Assumptions & Clarifications
 09/05/2024



- Division 05:

1. Structural steel modifications, additional structural support for rooftop units, etc. have been excluded. This estimate assumes that the existing buildings and structures are adequate for the new scope of work. An allowance for steel decking replacements has been included within the 07B Roofing bid package per the Bid Documents.

- Division 07:

1. Prior to roof replacement, the Owner and/or property manager shall provide a list of miscellaneous tenant items on the roof that are to remain, such as satellite dishes, cable trays, etc. All unused items will be demolished and disposed of.
2. Testing of existing underground storm drainage is limited to flowing water into the existing drain lines for a period of 15 minutes with a ¾ inch hose. Any work required as a result of deficiencies from this testing shall be addressed as a change order.

- Division 23:

1. We have assumed that existing ductwork is in good working condition and can be re-used and reconnected to the new rooftop units. Ductwork connections and insulation patching have been included only as necessary to accept the new units, curb adapters and/or extensions.
2. We have included crane/rigging mobilizations per the attached project schedule only. Additional mobilizations that are required due to Owner, property manager, or tenant requirements may incur additional costs. We have assumed that we will be able to utilize the existing parking lot for rigging operations. Traffic/pedestrian control measures are included, and all logistics will be coordinated with Owner and property manager in advance.
3. HVAC controls have been included as thermostat replacements only per the Bid Documents. We assume that existing infrastructure and wiring from the roof to the tenant spaces is in place and adequate to be re-used. We have excluded intrusive work within tenant spaces (e.g. drywall, ceilings, paint, etc.).
4. We have excluded all seismic design parameters, such as seismic/wind restraints, calculations, etc.
5. Per the Bid Documents, the HVAC Subcontractor will provide evaluation and testing of all existing rooftop units that are to remain. A report of these findings shall be submitted to the mechanical engineer and the Owner for review. An allowance of \$50,000 has been included within the bid package for any repairs or work that comes as a result of this testing and subsequent review.
6. We have included HVAC unit replacements per the Bid Documents only. Due to the new roofing system, all existing units and associated curbs/rails will likely need to be raised. An allowance of \$50,000 has been included within the bid package for any unforeseen work associated with this scope, such as extending refrigerant lines.

- Division 26:

1. The Fire Alarm scope of work consists of new duct-mounted smoke detectors and associated wiring and programming, per the Bid Documents. The condition of the existing Fire Alarm system is unknown at this time. Any additional Fire Alarm work may incur additional costs.
2. We have excluded using the property manager's fire alarm vendor at this time, as that

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information has not been provided. If a particular fire alarm vendor is required, we will obtain pricing from that vendor and address any cost delta as a change order.

3. The Electrical scope of work will consist of access to existing tenant suites and shutdowns of electrical panels. We do not know the extent of temporary power, HVAC, etc. required during these times due to continued coordination with the property manager. Thus, we have included a CMAR allowance for temporary utilities/conditioning as shown in our cost summary.
4. We have assumed that all existing electrical panels are in good working condition, and that the panels can accept the breaker types and sizes specified in the Bid Documents.
5. Add Alternate 001 has not been accepted and thus a new lighting control panel and all other items associated with the alternate are excluded.

GMP #4 - Drawing Log

Attachment 1, Pages 1-15
 Printed on Fri May 30, 2025 at 02:20 pm EDT



Job #: 85-020 Board of Elections Renovation
 3825 S. Roxboro Street
 Durham, North Carolina 27713

PHASE 2 - Current Drawings

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
Architectural					
A001	COVER SHEET	0.4	05/08/2025	05/20/2025	Phase 2 - Addendum 1 (05/14/25)
A002	NOTES, LEGENDS & ABBREVIATIONS AND UL DETAILS	0.3	03/27/2025	04/07/2025	Phase 2 - Bid Set (03/27/25)
A003	BUILDING CODE SUMMARY - APPENDIX B	0.4	05/08/2025	05/08/2025	Phase 2 - Addendum 1 (05/14/25)
A100	ARCHITECTURAL SITE PLAN - PHASE 2	0.3	03/27/2025	04/07/2025	Phase 2 - Bid Set (03/27/25)
A200	OVERALL PLAN	0.3	03/27/2025	04/07/2025	Phase 2 - Bid Set (03/27/25)
Building Enclosure					
BE100	BUILDING CODE SUMMARY	0.3	03/27/2025	04/07/2025	Phase 2 - Bid Set (03/27/25)
BE101	DEMOLITION / RENOVATION PLAN - ROOF BUILDING 2	0.3	03/27/2025	04/07/2025	Phase 2 - Bid Set (03/27/25)
BE102	DEMOLITION / RENOVATION PLAN - ROOF BUILDING 2	0.3	03/27/2025	04/07/2025	Phase 2 - Bid Set (03/27/25)
BE103	DEMOLITION / RENOVATION PLAN - ROOF BUILDING 2	0.3	03/27/2025	04/07/2025	Phase 2 - Bid Set (03/27/25)
BE104	DEMOLITION / RENOVATION PLAN - ROOF BUILDING 2	0.3	03/27/2025	04/07/2025	Phase 2 - Bid Set (03/27/25)
BE301	ROOF SYSTEMS	0.3	03/27/2025	04/07/2025	Phase 2 - Bid Set (03/27/25)
BE501	DETAILS	0.3	03/27/2025	04/07/2025	Phase 2 - Bid Set (03/27/25)
BE502	DETAILS	0.3	03/27/2025	04/07/2025	Phase 2 - Bid Set (03/27/25)
BE503	DETAILS	0.3	03/27/2025	04/07/2025	Phase 2 - Bid Set (03/27/25)
Mechanical					
M001	MECHANICAL LEGENDS & NOTES	0.3	03/27/2025	04/07/2025	Phase 2 - Bid Set (03/27/25)
M002	MECHANICAL SPECIFICATIONS	0.3	03/27/2025	04/07/2025	Phase 2 - Bid Set (03/27/25)
M101	MECHANICAL SCHEDULES	0.4	05/14/2025	05/14/2025	Phase 2 - Addendum 1 (05/14/25)
M301	BUILDING 2 MECHANICAL ROOF PLANS	0.4	05/14/2025	05/14/2025	Phase 2 - Addendum 1 (05/14/25)
M302	BUILDING 3 MECHANICAL ROOF PLANS	0.4	05/14/2025	05/14/2025	Phase 2 - Addendum 1 (05/14/25)
M303	BUILDING 4 MECHANICAL ROOF PLANS	0.4	05/14/2025	05/14/2025	Phase 2 - Addendum 1 (05/14/25)
M304	BUILDING 5 MECHANICAL ROOF PLANS	0.4	05/14/2025	05/14/2025	Phase 2 - Addendum 1 (05/14/25)
M601	MECHANICAL DETAILS	0.4	05/14/2025	05/14/2025	Phase 2 - Addendum 1 (05/14/25)
Electrical					
E001	ELECTRICAL LEGEND AND ABBREVIATIONS	0.4	05/14/2025	05/14/2025	Phase 2 - Addendum 1 (05/14/25)
E002	ELECTRICAL SPECIFICATIONS	0.4	05/14/2025	05/14/2025	Phase 2 - Addendum 1 (05/14/25)
E101	BUILDING 2 ELECTRICAL PLAN	0.4	05/14/2025	05/14/2025	Phase 2 - Addendum 1 (05/14/25)
E102	BUILDING 3 ELECTRICAL PLAN	0.4	05/14/2025	05/14/2025	Phase 2 - Addendum 1 (05/14/25)
E103	BUILDING 4 ELECTRICAL PLAN	0.4	05/14/2025	05/14/2025	Phase 2 - Addendum 1 (05/14/25)
E104	BUILDING 5 ELECTRICAL PLAN	0.4	05/14/2025	05/14/2025	Phase 2 - Addendum 1 (05/14/25)
E401	ELECTRICAL SCHEDULES AND DETAILS	0.4	05/14/2025	05/14/2025	Phase 2 - Addendum 1 (05/14/25)
E402	ELECTRICAL SCHEDULES AND DETAILS	0.4	05/14/2025	05/14/2025	Phase 2 - Addendum 1 (05/14/25)



Samet WC Construction a Joint Venture

Attachment 1, Pages 1-15
Printed on Fri May 30, 2025 at 02:20 pm EDT

Job #: 85-020 Board of Elections Renovation
3825 S. Roxboro Street
Durham, North Carolina 27713

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
E501	ELECTRICAL SCHEDULES AND DETAILS	0.3	03/27/2025	04/07/2025	Phase 2 - Bid Set (03/27/25)
E502	ELECTRICAL SCHEDULES AND DETAILS	0.3	03/27/2025	04/07/2025	Phase 2 - Bid Set (03/27/25)



Job #: 85-020 Board of Elections Renovation
 3825 S. Roxboro Street
 Durham, North Carolina 27713

Phase 2 Bid Set Specifications

Number	Description	Revision	Issued Date	Received Date	Set
00 - Procurement and Contracting Requirements					
00 01 10-2	Table of Contents	0	04/15/25	04/15/25	Phase 2 Bid Set
00 65 37-2	CONTRACTORS TWO-YEAR WARRANTY-THERMOPLASTIC SINGLE-PLY ROOFING	0	04/15/25	04/15/25	Phase 2 Bid Set
00 73 30-2	ASBESTOS FREE WARRANTY	0	04/15/25	04/15/25	Phase 2 Bid Set
00 73 31-2	ROOF MANUFACTURER'S ACKNOWLEDGMENT	0	04/15/25	04/15/25	Phase 2 Bid Set
01 - General Requirements					
01 10 00-2	SUMMARY	0	04/15/25	04/15/25	Phase 2 Bid Set
01 11 00-2	SUMMARY OF WORK	0	04/15/25	04/15/25	Phase 2 Bid Set
01 21 29-2	QUANTITY ALLOWANCES	0	04/15/25	04/15/25	Phase 2 Bid Set
01 22 00-2	UNIT PRICES	0	04/15/25	04/15/25	Phase 2 Bid Set
01 25 00-2	PRODUCT SUBSTITUTIONS	0	04/15/25	04/15/25	Phase 2 Bid Set
01 33 00-2	SUBMITTAL PROCEDURES	0	04/15/25	04/15/25	Phase 2 Bid Set
01 40 00-2	QUALITY REQUIREMENTS	0	04/15/25	04/15/25	Phase 2 Bid Set
01 42 00-2	REFERENCES	0	04/15/25	04/15/25	Phase 2 Bid Set
01 50 00-2	TEMPORARY FACILITIES AND CONTROLS	0	04/15/25	04/15/25	Phase 2 Bid Set
01 60 00-2	PRODUCT REQUIREMENTS	0	04/15/25	04/15/25	Phase 2 Bid Set
01 73 00-2	EXECUTION	0	04/15/25	04/15/25	Phase 2 Bid Set
01 74 19-2	CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL	0	04/15/25	04/15/25	Phase 2 Bid Set
01 77 00-2	CLOSEOUT PROCEDURES	0	04/15/25	04/15/25	Phase 2 Bid Set
01 78 23-2	OPERATION AND MAINTENANCE DATA	0	04/15/25	04/15/25	Phase 2 Bid Set
01 78 39-2	PROJECT RECORD DOCUMENTS	0	04/15/25	04/15/25	Phase 2 Bid Set
01 79 00-2	DEMONSTRATION AND TRAINING	0	04/15/25	04/15/25	Phase 2 Bid Set
05 - Metals					
05 31 23-2	STEEL ROOF DECK REPAIR AND SECUREMENT	0	04/15/25	04/15/25	Phase 2 Bid Set
05 51 33-2	METAL LADDERS	0	04/15/25	04/15/25	Phase 2 Bid Set
06 - Wood, Plastics, and Composites					
06 10 00-2	ROUGH CARPENTRY	0	04/15/25	04/15/25	Phase 2 Bid Set
07 - Thermal and Moisture Protection					
07 01 50-2	PREPARATION FOR REROOFING	0	04/15/25	04/15/25	Phase 2 Bid Set
07 22 16-2	ROOF INSULATION	0	04/15/25	04/15/25	Phase 2 Bid Set
07 54 00-2	THERMOPLASTIC SINGLE PLY ROOFING	0	04/15/25	04/15/25	Phase 2 Bid Set
07 62 00	Sheet Metal Flashing and Trim	0	04/15/25	05/15/25	Phase 2 Bid Set
07 62 00-2	SHEET METAL FLASHING AND TRIM	0	04/15/25	04/15/25	Phase 2 Bid Set

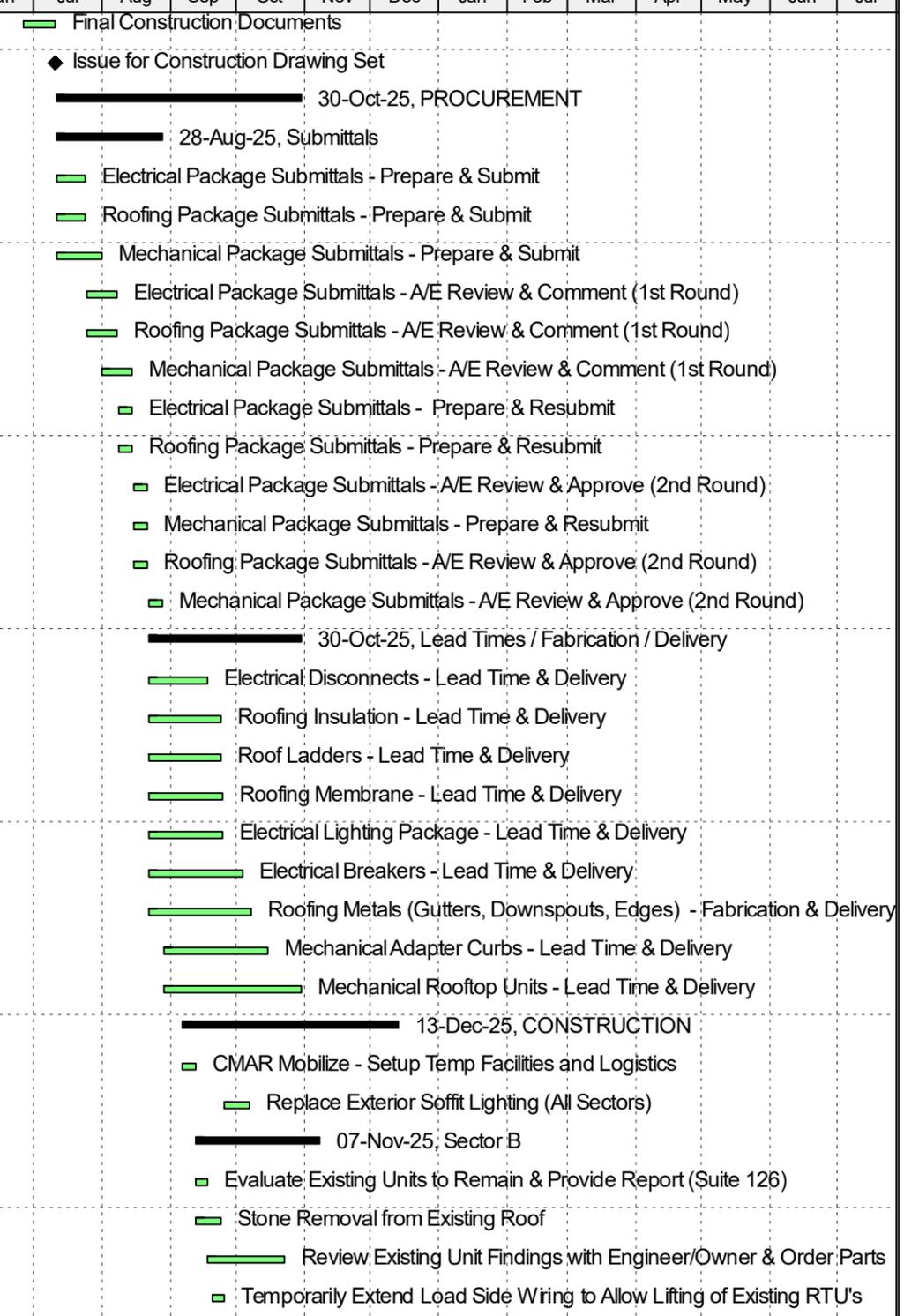
BOE PHASE II - BID SCHEDULE 04.23.2025		01 Samet Standard WBS Layout			2025												2026				23-Apr-25						
Activity ID	Activity Name	Original Duration	Start	Finish	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul							
BOE PHASE II - BID SCHEDULE 04.23.2025		235	02-Aug-24 A	28-Jan-26	[Gantt Bar]												28-Jan-26, BOE PHASE II - BID SCHEDULE										
PROJECT MILESTONES		190	15-Apr-25 A	28-Jan-26	[Gantt Bar]												28-Jan-26, PROJECT MILESTONES										
A2810	Construction Documents Issued	0		15-Apr-25 A	◆ Construction Documents Issued																						
A2820	Public Bid Opening	0		22-May-25	◆ Public Bid Opening																						
A2830	Mobilize / Start Construction	0	08-Sep-25		◆ Mobilize / Start Construction																						
A2840	Substantial Completion	0		19-Dec-25	◆ Substantial Completion																						
A2850	Final Completion	0		28-Jan-26	◆ Final Completion																						
SCHEMATIC DESIGN		40	02-Aug-24 A	07-Jan-25 A	[Gantt Bar]												07-Jan-25 A, SCHEMATIC DESIGN										
DESIGN DEVELOPMENT		21	11-Dec-24 A	10-Mar-25 A	[Gantt Bar]												10-Mar-25 A, DESIGN DEVELOPMENT										
CONSTRUCTION DOCUMENTS & BIDDING		97	12-Feb-25 A	08-Jul-25	[Gantt Bar]												08-Jul-25, CONSTRUCTION DOCUMENTS & BIDDING										
BUILDING PACKAGE		97	12-Feb-25 A	08-Jul-25	[Gantt Bar]												08-Jul-25, BUILDING PACKAGE										
A1240	Prequalifications	30	12-Feb-25 A	28-Mar-25 A	[Gantt Bar]												28-Mar-25 A, Prequalifications										
A1210	MWBE Outreach Event & Information Session	1	04-Mar-25 A	04-Mar-25 A	[Gantt Bar]												04-Mar-25 A, MWBE Outreach Event & Information Session										
A1630	Construction Documents	15	10-Mar-25 A	15-Apr-25 A	[Gantt Bar]												15-Apr-25 A, Construction Documents										
A1640	Issue CD's to Owner/CMR/AHJ	0		15-Apr-25 A	◆ Issue CD's to Owner/CMR/AHJ																						
A1690	Prepare Trade Packages for Bidding	8	16-Apr-25 A	23-Apr-25 A	[Gantt Bar]												23-Apr-25 A, Prepare Trade Packages for Bidding										
A1830	Bidding Period	22	23-Apr-25	22-May-25	[Gantt Bar]												22-May-25, Bidding Period										
A1730	Issue Advertisement for Trade Package Bids	0	25-Apr-25		◆ Issue Advertisement for Trade Package Bids																						
A1740	Pre-Bid Conference Meeting	0		30-Apr-25	◆ Pre-Bid Conference Meeting																						
A1780	Pre-Bid RFI's & Questions Due	0		07-May-25	◆ Pre-Bid RFI's & Questions Due																						
A1860	Issue Bid Addendum (If Necessary)	0		14-May-25	◆ Issue Bid Addendum (If Necessary)																						
A1750	Public Bid Opening	0		22-May-25	◆ Public Bid Opening																						
A1760	Prepare GMP Documents	5	23-May-25	30-May-25	[Gantt Bar]												30-May-25, Prepare GMP Documents										
A1870	CMR Issue GMP Documents to Owner	0		30-May-25	◆ CMR Issue GMP Documents to Owner																						
A1910	BOCC Work Session Meeting - Review GMP	0	02-Jun-25*		◆ BOCC Work Session Meeting - Review GMP																						
A1840	BOCC RS Meeting - GMP Approval	0		09-Jun-25*	◆ BOCC RS Meeting - GMP Approval																						
A1770	Review/Execute GMP	20	09-Jun-25	08-Jul-25	[Gantt Bar]												08-Jul-25, Review/Execute GMP										
A1850	Owner Issue Notice to Proceed to CMR	2	10-Jun-25	11-Jun-25	[Gantt Bar]												11-Jun-25, Owner Issue Notice to Proceed to CMR										
A1790	Award Trade Subcontracts/Purchase Orders	10	12-Jun-25	26-Jun-25	[Gantt Bar]												26-Jun-25, Award Trade Subcontracts/Purchase Orders										
PERMITTING		51	28-Apr-25	10-Jul-25	[Gantt Bar]												10-Jul-25, PERMITTING										
A1120	Building Permit Review - 1st Round	20	28-Apr-25	23-May-25	[Gantt Bar]												23-May-25, Building Permit Review - 1st Round										
A1170	Permitting Comments & Revisions	10	27-May-25	09-Jun-25	[Gantt Bar]												09-Jun-25, Permitting Comments & Revisions										
A1130	Building Permit Review - 2nd Round	10	10-Jun-25	24-Jun-25	[Gantt Bar]												24-Jun-25, Building Permit Review - 2nd Round										
A1190	Building Permit Issued	0		25-Jun-25	◆ Building Permit Issued																						

- Remaining Level of Effort
- Actual Level of Effort
- Actual Work
- Remaining Work
- Critical Remaining Work
- ◆ Milestone
- Summary

BOE, Phase 2 - Shoppes of Hope Valley Improvements Bid Schedule 04.23.2025



BOE PHASE II - BID SCHEDULE 04.23.2025		01 Samet Standard WBS Layout			2025												2026				
Activity ID	Activity Name	Original Duration	Start	Finish	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	
A1160	Final Construction Documents	10	26-Jun-25	10-Jul-25																	
A1250	Issue for Construction Drawing Set	0		10-Jul-25																	
PROCUREMENT		79	11-Jul-25	30-Oct-25																	
Submittals		35	11-Jul-25	28-Aug-25																	
A1940	Electrical Package Submittals - Prepare & Submit	10	11-Jul-25	24-Jul-25																	
A2020	Roofing Package Submittals - Prepare & Submit	10	11-Jul-25	24-Jul-25																	
A1980	Mechanical Package Submittals - Prepare & Submit	15	11-Jul-25	31-Jul-25																	
A1950	Electrical Package Submittals - A/E Review & Comment (1st Round)	10	25-Jul-25	07-Aug-25																	
A2030	Roofing Package Submittals - A/E Review & Comment (1st Round)	10	25-Jul-25	07-Aug-25																	
A1990	Mechanical Package Submittals - A/E Review & Comment (1st Round)	10	01-Aug-25	14-Aug-25																	
A1960	Electrical Package Submittals - Prepare & Resubmit	5	08-Aug-25	14-Aug-25																	
A2040	Roofing Package Submittals - Prepare & Resubmit	5	08-Aug-25	14-Aug-25																	
A1970	Electrical Package Submittals - A/E Review & Approve (2nd Round)	5	15-Aug-25	21-Aug-25																	
A2000	Mechanical Package Submittals - Prepare & Resubmit	5	15-Aug-25	21-Aug-25																	
A2050	Roofing Package Submittals - A/E Review & Approve (2nd Round)	5	15-Aug-25	21-Aug-25																	
A2010	Mechanical Package Submittals - A/E Review & Approve (2nd Round)	5	22-Aug-25	28-Aug-25																	
Lead Times / Fabrication / Delivery		49	22-Aug-25	30-Oct-25																	
A2130	Electrical Disconnects - Lead Time & Delivery	18	22-Aug-25	17-Sep-25																	
A2070	Roofing Insulation - Lead Time & Delivery	22	22-Aug-25	23-Sep-25																	
A2090	Roof Ladders - Lead Time & Delivery	22	22-Aug-25	23-Sep-25																	
A2060	Roofing Membrane - Lead Time & Delivery	23	22-Aug-25	24-Sep-25																	
A2140	Electrical Lighting Package - Lead Time & Delivery	23	22-Aug-25	24-Sep-25																	
A2120	Electrical Breakers - Lead Time & Delivery	30	22-Aug-25	03-Oct-25																	
A2080	Roofing Metals (Gutters, Downspouts, Edges) - Fabrication & Delivery	32	22-Aug-25	07-Oct-25																	
A2110	Mechanical Adapter Curbs - Lead Time & Delivery	33	29-Aug-25	15-Oct-25																	
A2100	Mechanical Rooftop Units - Lead Time & Delivery	44	29-Aug-25	30-Oct-25																	
CONSTRUCTION		83	06-Sep-25	13-Dec-25																	
A1920	CMAR Mobilize - Setup Temp Facilities and Logistics	5	06-Sep-25	12-Sep-25																	
A2150	Replace Exterior Soffit Lighting (All Sectors)	10	25-Sep-25	06-Oct-25																	
Sector B		49	12-Sep-25	07-Nov-25																	
A2160	Evaluate Existing Units to Remain & Provide Report (Suite 126)	5	12-Sep-25	17-Sep-25																	
A1930	Stone Removal from Existing Roof	10	12-Sep-25	23-Sep-25																	
A2170	Review Existing Unit Findings with Engineer/Owner & Order Parts	30	18-Sep-25	22-Oct-25																	
A2300	Temporarily Extend Load Side Wiring to Allow Lifting of Existing RTU's	5	20-Sep-25	25-Sep-25																	



█ Remaining Level of Effort ◆ Milestone
█ Actual Level of Effort █ Summary
█ Actual Work
█ Remaining Work
█ Critical Remaining Work

BOE, Phase 2 - Shoppes of Hope Valley Improvements

Bid Schedule 04.23.2025



BOE PHASE II - BID SCHEDULE 04.23.2025		01 Samet Standard WBS Layout			2025												2026				23-Apr-25
Activity ID	Activity Name	Original Duration	Start	Finish	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	
					A2180	Roof Demolition & Replacement (Including Weather Days)	20	26-Sep-25	18-Oct-25												
A2190	Gutter Demo & Replacement (Including Weather Days)	12	02-Oct-25	15-Oct-25																	
A2230	Install New Breakers & Line Side Wiring - Tie into Existing Units Temporarily	9	04-Oct-25	14-Oct-25																	
A2390	Repairs to Existing Unit to Remain (Suite 126)	3	23-Oct-25	25-Oct-25																	
A2200	HVAC RTU Replacement & Start Ups (Suites 115, 116, 117, 118)	2	31-Oct-25	01-Nov-25																	
A2240	New Disconnects & Load Side Wiring - Tie into New Units (115, 116, 117, 118)	2	31-Oct-25	01-Nov-25																	
A2270	TAB Reporting (115, 116, 117, 118)	1	03-Nov-25	03-Nov-25																	
A2400	Final Cleaning (Suites 115, 116, 117, 118)	1	03-Nov-25	03-Nov-25																	
A2210	HVAC RTU Replacement & Start Ups (Suites 119, 122, 125)	2	03-Nov-25	04-Nov-25																	
A2250	New Disconnects & Load Side Wiring - Tie into New Units (119, 112, 125)	2	03-Nov-25	04-Nov-25																	
A2280	TAB Reporting (119, 122, 125)	1	05-Nov-25	05-Nov-25																	
A2860	Final Cleaning (Suites 119, 122, 125)	1	05-Nov-25	05-Nov-25																	
A2220	HVAC RTU Replacement & Start Ups (Suites 123 & 124)	2	05-Nov-25	06-Nov-25																	
A2260	New Disconnects & Load Side Wiring - Tie into New Units (123 & 124)	2	05-Nov-25	06-Nov-25																	
A2290	TAB Reporting (123 & 124)	1	07-Nov-25	07-Nov-25																	
A2870	Final Cleaning (Suites 123 & 124)	1	07-Nov-25	07-Nov-25																	
Sector C		51	15-Sep-25	12-Nov-25																	
A2700	Evaluate Existing Units to Remain & Provide Report (Suites 130 & 131)	5	15-Sep-25	19-Sep-25																	
A2710	Review Existing Unit Findings with Engineer/Owner & Order Parts	30	20-Sep-25	24-Oct-25																	
A2320	Temporarily Extend Load Side Wiring to Allow Lifting of Existing RTU's	5	26-Sep-25	01-Oct-25																	
A2310	Stone Removal from Existing Roof	6	13-Oct-25	20-Oct-25																	
A2350	Install New Breakers & Line Side Wiring - Tie into Existing Units Temporarily	3	15-Oct-25	17-Oct-25																	
A2330	Roof Demolition & Replacement (Including Weather Days)	15	20-Oct-25	05-Nov-25																	
A2340	Gutter Demo & Replacement (Including Weather Days)	7	25-Oct-25	01-Nov-25																	
A2360	HVAC RTU Replacement & Start Ups (Suite 129)	2	07-Nov-25	08-Nov-25																	
A2370	New Disconnects & Load Side Wiring - Tie into New Units (129)	2	07-Nov-25	08-Nov-25																	
A2380	TAB Reporting (129)	1	10-Nov-25	10-Nov-25																	
A2880	Final Cleaning (Suite 129)	1	10-Nov-25	10-Nov-25																	
A2720	Repairs to Existing Unit to Remain (Suites 130 & 131)	3	10-Nov-25	12-Nov-25																	
Sector D		64	17-Sep-25	02-Dec-25																	
A2730	Evaluate Existing Units to Remain & Provide Report (Suites 133, 135, 136, 138, 140)	8	17-Sep-25	25-Sep-25																	
A2740	Review Existing Unit Findings with Engineer/Owner & Order Parts	30	26-Sep-25	30-Oct-25																	
A2460	Temporarily Extend Load Side Wiring to Allow Lifting of Existing RTU's	5	02-Oct-25	07-Oct-25																	
A2490	Install New Breakers & Line Side Wiring - Tie into Existing Units Temporarily	9	18-Oct-25	28-Oct-25																	

- █ Remaining Level of Effort
- █ Actual Level of Effort
- █ Actual Work
- █ Remaining Work
- █ Critical Remaining Work
- ◆ Milestone
- ▬ Summary

BOE, Phase 2 - Shoppes of Hope Valley Improvements Bid Schedule 04.23.2025



BOE PHASE II - BID SCHEDULE 04.23.2025		01 Samet Standard WBS Layout			2025												2026				23-Apr-25
Activity ID	Activity Name	Original Duration	Start	Finish	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	
					A2450	Stone Removal from Existing Roof	8	28-Oct-25	06-Nov-25												
A2470	Roof Demolition & Replacement (Including Weather Days)	16	06-Nov-25	24-Nov-25																	
A2480	Gutter Demo & Replacement (Including Weather Days)	11	12-Nov-25	24-Nov-25																	
A2500	HVAC RTU Replacement & Start Ups (Suites 134, 139, & 141)	2	18-Nov-25	19-Nov-25																	
A2510	New Disconnects & Load Side Wiring - Tie into New Units (134, 139, & 141)	2	18-Nov-25	19-Nov-25																	
A2520	TAB Reporting (134, 139, & 141)	1	20-Nov-25	20-Nov-25																	
A2890	Final Cleaning (Suites 134, 139, & 141)	1	20-Nov-25	20-Nov-25																	
A2530	HVAC RTU Replacement & Start Ups (Suite 137)	2	20-Nov-25	21-Nov-25																	
A2540	New Disconnects & Load Side Wiring - Tie into New Units (137)	2	20-Nov-25	21-Nov-25																	
A2550	TAB Reporting (137)	1	22-Nov-25	22-Nov-25																	
A2900	Final Cleaning (Suite 137)	1	22-Nov-25	22-Nov-25																	
A2750	Repairs to Existing Units to Remain (Suites 133, 136, 138, 140)	5	22-Nov-25	29-Nov-25																	
A2760	Repairs to Existing Unit to Remain (Suites 135)	2	01-Dec-25	02-Dec-25																	
Sector E		56	08-Oct-25	13-Dec-25																	
A2600	Temporarily Extend Load Side Wiring to Allow Lifting of Existing RTU's	5	08-Oct-25	13-Oct-25																	
A2630	Install New Breakers & Line Side Wiring - Tie into Existing Units Temporarily	6	29-Oct-25	04-Nov-25																	
A2590	Stone Removal from Existing Roof	6	18-Nov-25	25-Nov-25																	
A2610	Roof Demolition & Replacement (Including Weather Days)	12	25-Nov-25	10-Dec-25																	
A2620	Gutter Demo & Replacement (Including Weather Days)	9	03-Dec-25	12-Dec-25																	
A2640	HVAC RTU Replacement & Start Ups (Suite 146)	2	04-Dec-25	05-Dec-25																	
A2650	New Disconnects & Load Side Wiring - Tie into New Units (146)	2	04-Dec-25	05-Dec-25																	
A2660	TAB Reporting (146)	1	06-Dec-25	06-Dec-25																	
A2910	Final Cleaning (Suite 146)	1	06-Dec-25	06-Dec-25																	
A2670	HVAC RTU Replacement & Start Ups (Suite 150)	2	11-Dec-25	12-Dec-25																	
A2680	New Disconnects & Load Side Wiring - Tie into New Units (150)	2	11-Dec-25	12-Dec-25																	
A2690	TAB Reporting (150)	1	13-Dec-25	13-Dec-25																	
A2920	Final Cleaning (Suite 150)	1	13-Dec-25	13-Dec-25																	
FINAL INSPECTIONS		28	15-Dec-25	28-Jan-26																	
A2780	Final AHJ Inspections	5	15-Dec-25	19-Dec-25																	
A2770	Cx / Testing / Corrections	10	15-Dec-25	31-Dec-25																	
A2930	Final Roof & Exterior Cleaning	5	23-Dec-25	31-Dec-25																	
A2790	Owner & A/E Punch Walks	3	02-Jan-26	06-Jan-26																	
A2800	Punch List Work & Owner/A/E Final Acceptance	15	07-Jan-26	28-Jan-26																	

- █ Remaining Level of Effort
- █ Actual Level of Effort
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BOE, Phase 2 - Shoppes of Hope Valley Improvements Bid Schedule 04.23.2025



Logistics Plan #1 Exterior Phasing & Logistics

LEGEND

- Conex
- Dumpster
- Restrooms / Hand Washing
- Fencing
- Fence Gates
- Stair Tower Phase 2.1 / 2.2
- Public Parking Only
- Construction Personnel Parking



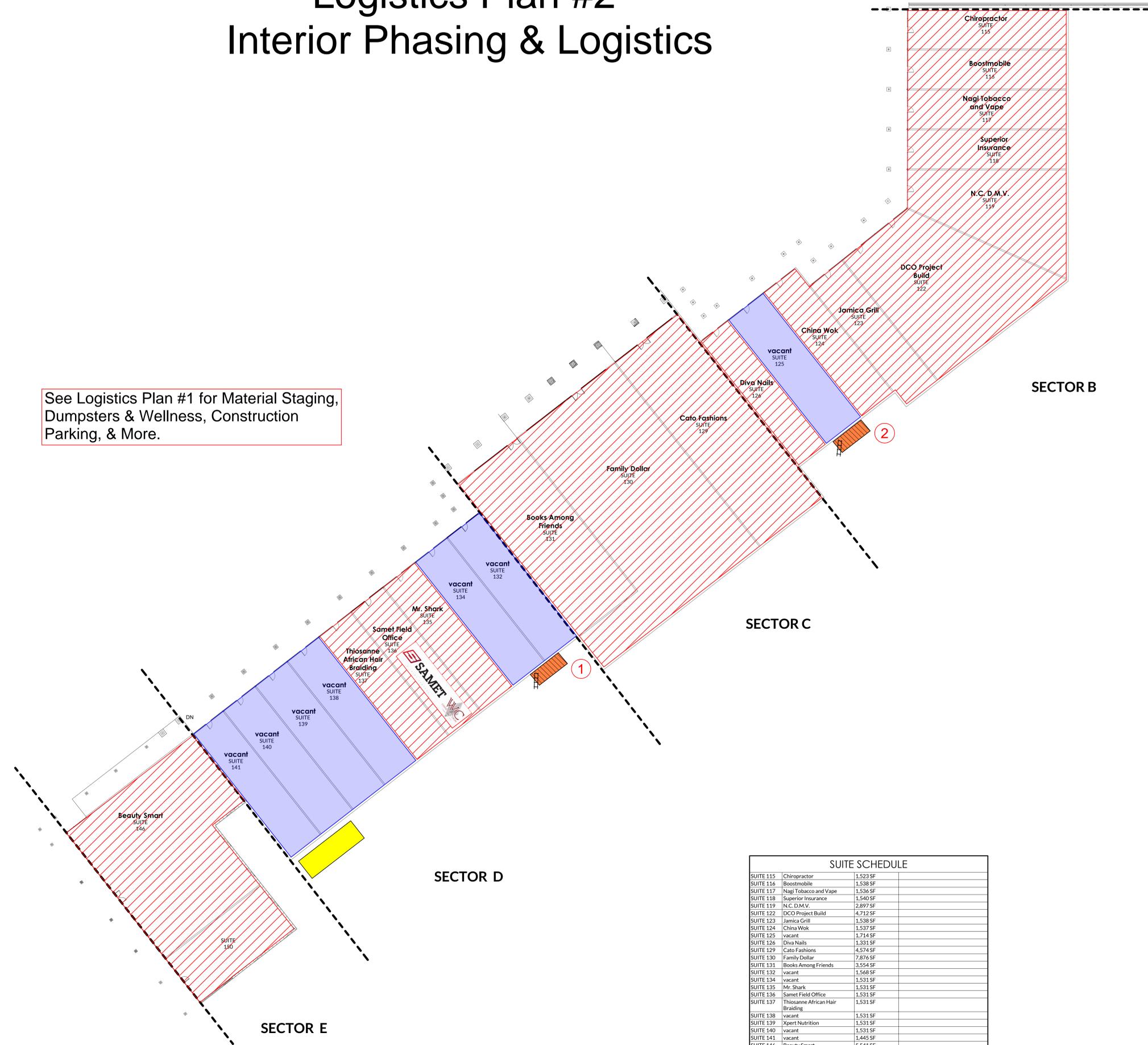
Logistics Plan #2

Interior Phasing & Logistics

Legend

- Vacant Suites 
- Occupied Suites 
- Dumpsters 
- Stair Tower 
- Fencing 
- Fence Gates 

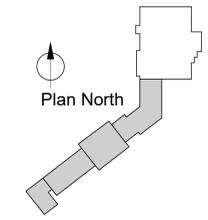
See Logistics Plan #1 for Material Staging, Dumpsters & Wellness, Construction Parking, & More.



Durham County Shops of Hope Valley - Board of Elections

Owner Project #23-009
 2242
 3825 S. ROXBORO STREET
 DURHAM, NC

PHASE 2



REVISIONS	
No.	Date

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DRAWN:	CHECKED:	DATE:
EW	GP	11/21/24

Sheet Name

OVERALL ROOF PLAN

Sheet Number
A200

SUITE SCHEDULE		
SUITE 115	Chiropractor	1,523 SF
SUITE 116	Boostmobile	1,538 SF
SUITE 117	Naji Tobacco and Vape	1,536 SF
SUITE 118	Superior Insurance	1,540 SF
SUITE 119	N.C. D.M.V.	2,897 SF
SUITE 122	DCO Project Build	4,712 SF
SUITE 123	Jamica Grill	1,538 SF
SUITE 124	China Wok	1,537 SF
SUITE 125	vacant	1,714 SF
SUITE 126	Divia Nails	1,331 SF
SUITE 129	Cato Fashions	4,574 SF
SUITE 130	Family Dollar	7,876 SF
SUITE 131	Books Among Friends	3,554 SF
SUITE 132	vacant	1,568 SF
SUITE 134	vacant	1,531 SF
SUITE 135	Mr. Shark	1,531 SF
SUITE 136	Samet Field Office	1,531 SF
SUITE 137	Thiosanne African Hair Braiding	1,531 SF
SUITE 138	vacant	1,531 SF
SUITE 139	Xpert Nutrition	1,531 SF
SUITE 140	vacant	1,531 SF
SUITE 141	vacant	1,445 SF
SUITE 146	Beauty Smart	5,541 SF
SUITE 150	vacant	1,630 SF

1 OVERALL FLOOR PLAN - PHASE 2
 A200 1" = 20'-0"