



July 24, 2025

County of Durham
Attn: Dan Nosbusch
CC: Peri Manns

**Durham County Office of Emergency Services Fleet Maintenance Facility
RE: GMP #1 – Early Release Packages**

Based on the conceptual drawings received from HH Architecture and Bass, Nixon & Kennedy, Inc. (BNK), Owner-Design meetings to date, and Samet's understanding of the scope of work thus far, we would like to present the enclosed GMP #1.

Below is a narrative outlining the early release package scopes of work included within this GMP pricing.

- BP-23A.1 – Mechanical Equipment Pre-Purchase Package
 - Based on the attached conceptual mechanical scheme provided by BNK, below is the preliminary budget for the mechanical equipment package. Equipment includes HVAC units and Exhaust Capture system.
 - Budget = \$213,600
- BP-26A.1 – Electrical Gear Pre-Purchase Package
 - Based on discussions within the Design-Owner meetings to date, below is the preliminary budget for the electrical gear package. Equipment includes switchboard, electrical panels, and manual transfer switch (MTS).
 - Budget = \$42,550
- BP-33A – Fire Water Utility Package
 - Based on the preliminary site survey provided by Bateman Civil Survey Company attached and the markups within, below is the preliminary budget for the fire water utility package. This includes a new sprinkler service into the building and associated sitework.
 - Budget = \$75,625

Samet has also carried the lump sum cost of \$17,603 in General Conditions for the project management and accounting time required for this phase of the project.

In summary - Should this estimate be accepted in full, the total cost of GMP #1 would be \$434,687.59. This is broken down in detail with all applicable contingencies, fees, etc. on the attached GMP #1 Summary Page.

Samet would be happy to meet and further discuss this proposal at Durham County's convenience.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joseph Mawhinney', with a stylized flourish at the end.

**Joseph Mawhinney
Project Manager, Sr.**



Durham County OES Fleet Maintenance Facility Renovation GMP #1 Summary Page

July 24, 2025

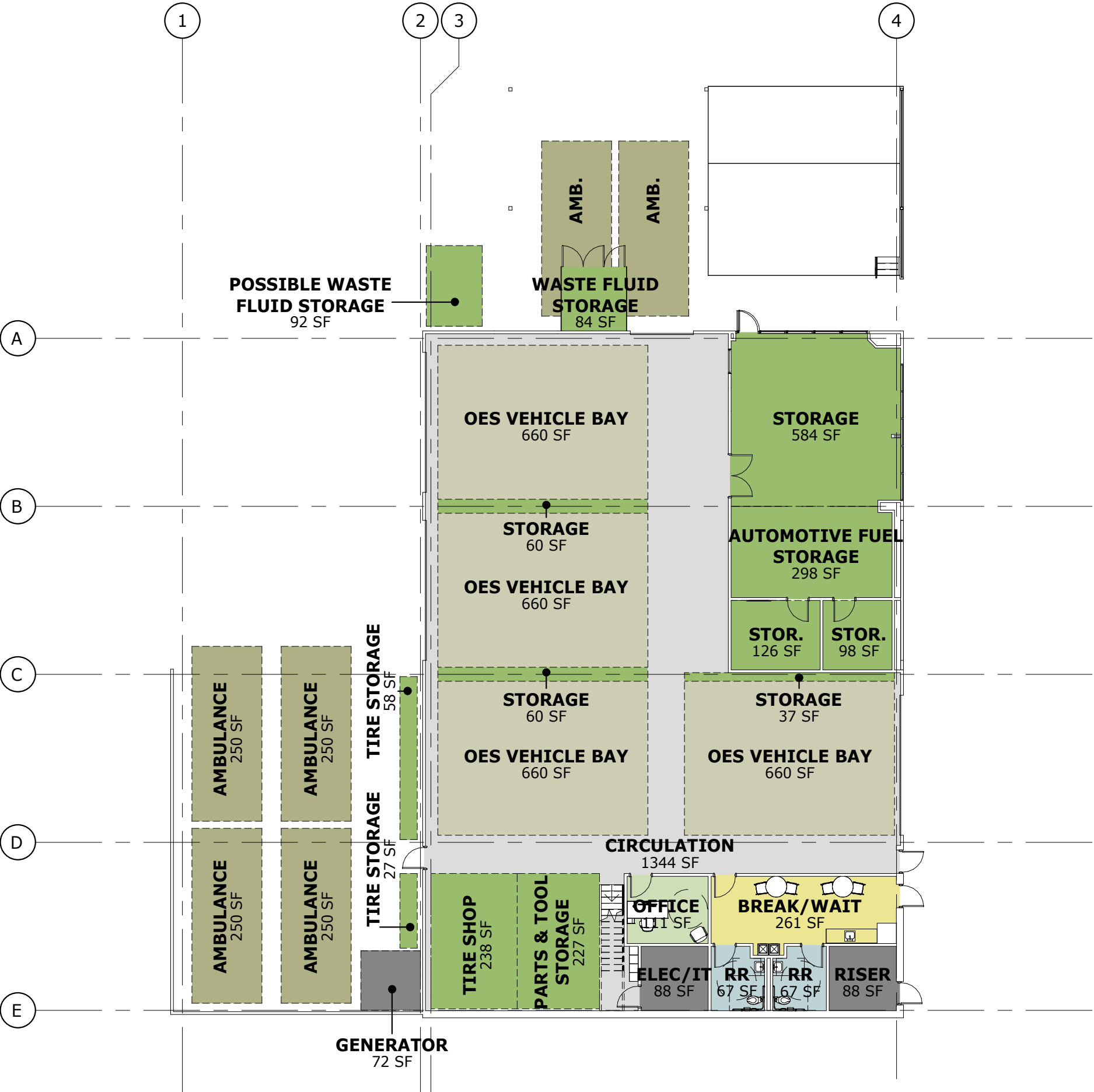
New Construction 8,323 SQFT
TOTAL 8,323 SQFT

BP-23A.1
BP-26A.1
BP-33A

ITEM OF WORK	Conceptual Estimate 7/24/2025	COST / SQFT	Bidder	MWSBE %
Mechanical Equipment Package	\$ 213,600.00	25.66	Allowance (CMAR)	TBD
Electrical Gear Package	\$ 42,550.00	5.11	Allowance (CMAR)	TBD
Fire Water Utility Package	\$ 75,625.00	9.09	Allowance (CMAR)	TBD
Cost of the Work Subtotal	\$ 331,775.00	39.86	Total MWBE (Based on COW)	TBD
General Conditions LS	\$ 17,603.00			0%
Utility Permit (Allowance) LS	\$ 10,000.00			0%
Design/Owner Contingency 10.00%	\$ 33,177.50			0%
CMAR Contingency 5.00%	\$ 16,588.75			0%
SDI 1.50%	\$ 4,976.63			
Subtotal	\$ 414,120.88			
CMAR Fee 3.50%	\$ 12,808.84			0%
Builders Risk Insurance 0.40%	\$ 1,707.72			0%
Project Closeout 0.20%	\$ 857.27			0%
Subtotal	\$ 429,494.70			
General Liability 0.45%	\$ 1,932.73			
P&P Bond 0.75%	\$ 3,260.16			0%
Subtotal	\$ 434,687.59			
**ALL SALES TAX EXCLUDED				
Total	\$ 434,687.59	\$52.23	Total MWBE (Based on Total)	TBD

LEGEND

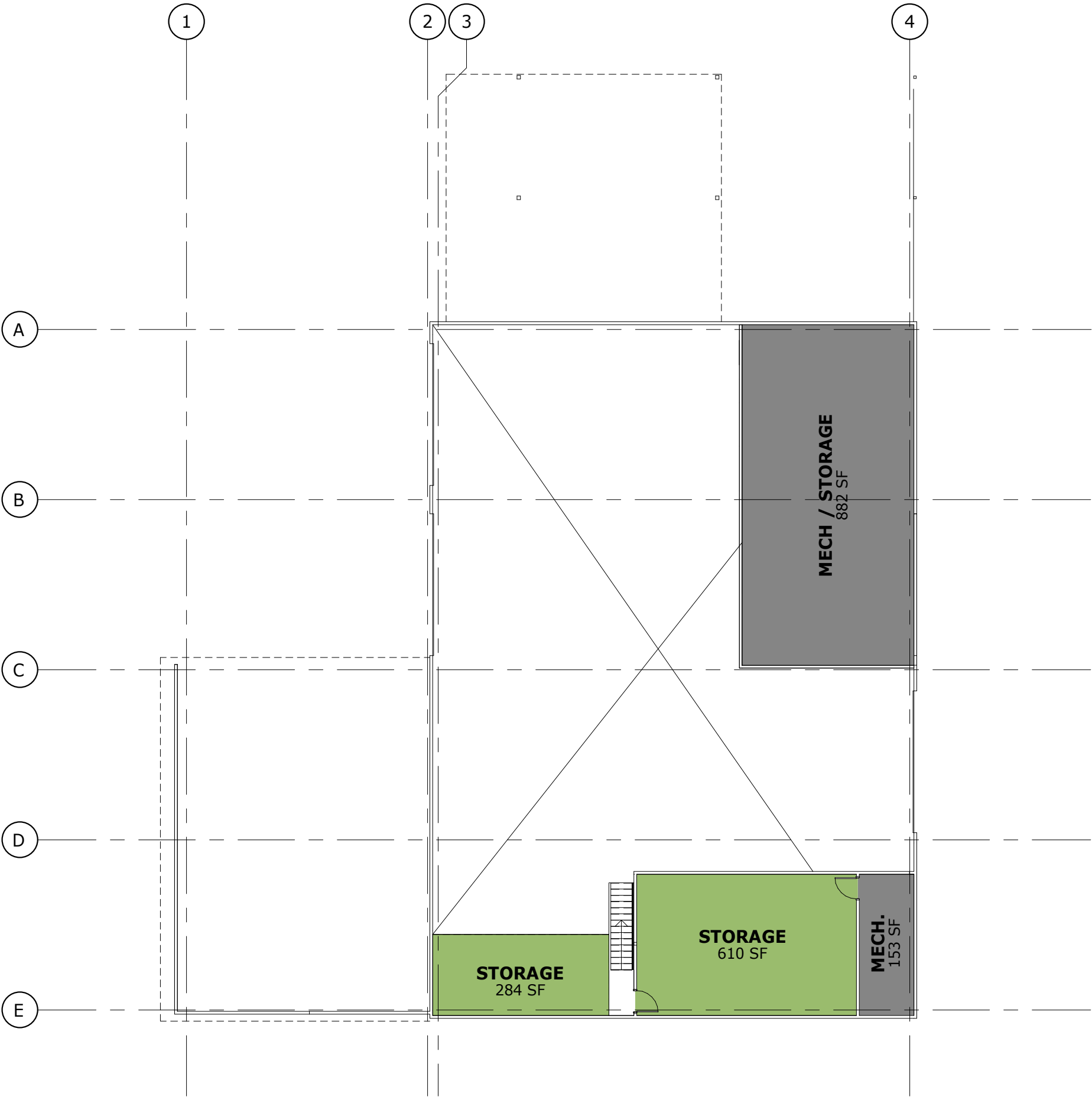
- OFFICES
- SUPPORT
- MEETING
- RESTROOM
- UTILITY
- CIRCULATION
- OES VEHICLE BAY
- AMBULANCE BAY

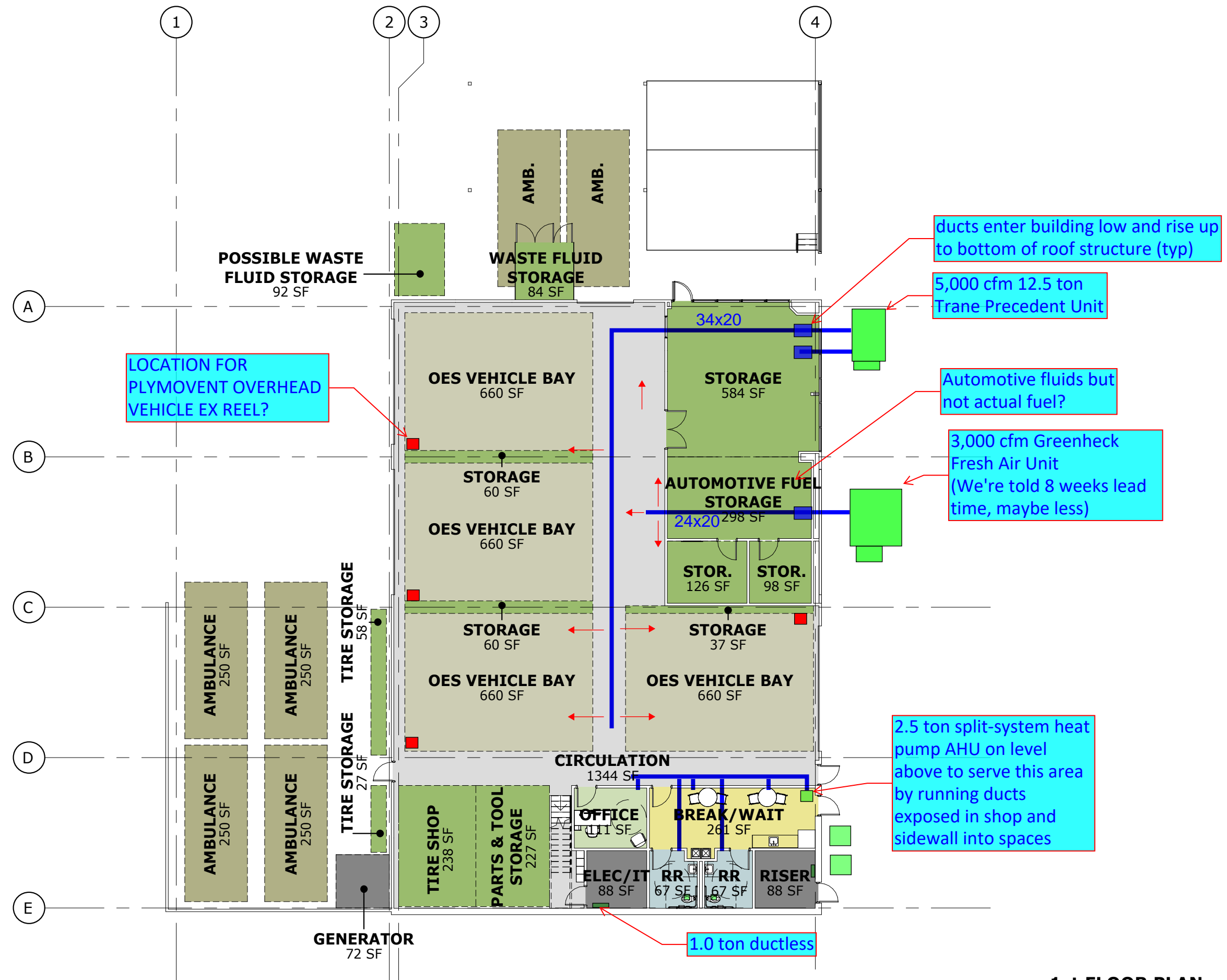


LEGEND

SUPPORT

UTILITY

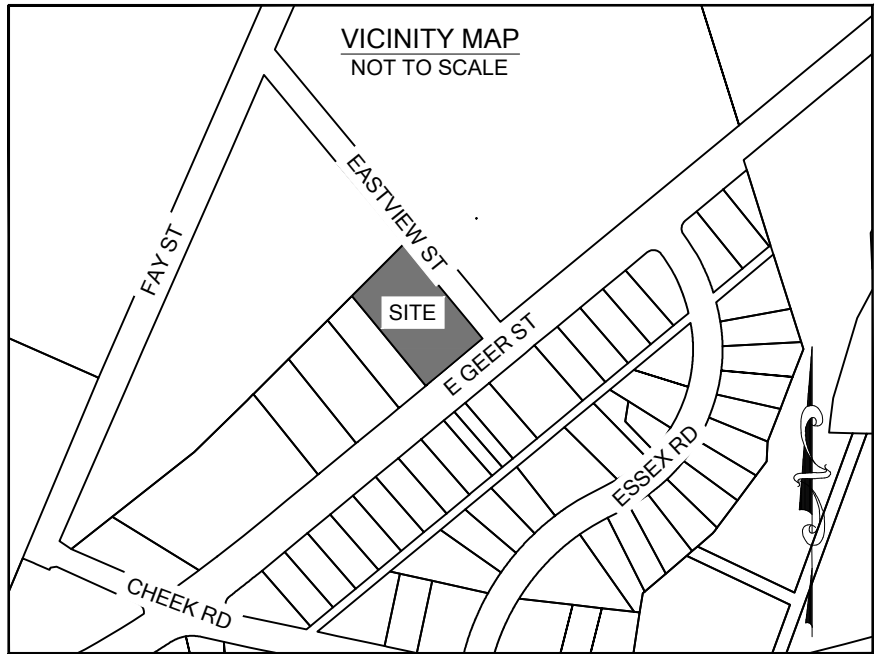




1st FLOOR PLAN

1/16" = 1'-0"

P:\2025 Projects\250769 1129 E GEER ST SURVEY\DWG\250769 1129 E GEER ST.dwg



LOT INFORMATION

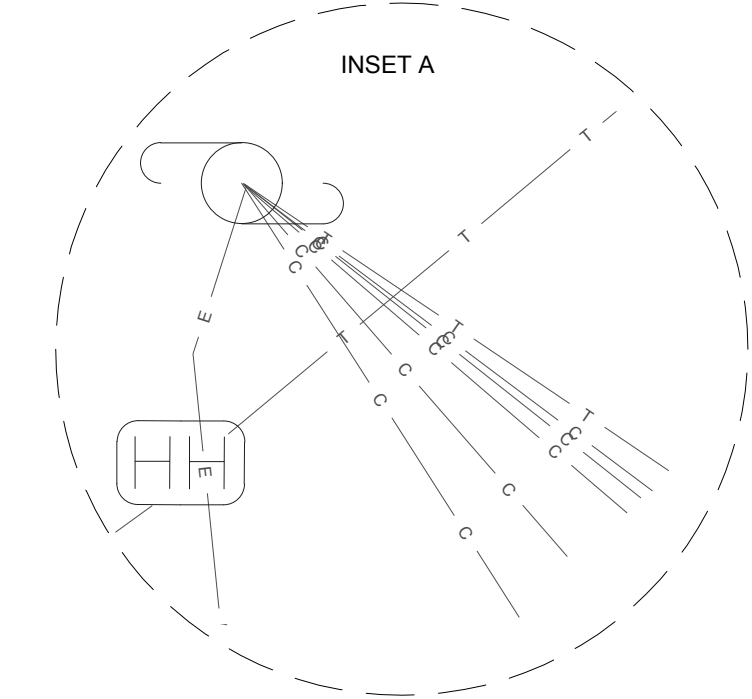
OWNER : KNIGHTDALE HOLDINGS LLC
PIN : 0832713186
DB 9979 PG 526
PB 44 PG 193
LOT AREA : 36,473 SF / 0.83 AC
ZONING : IL

SETBACKS PER DURHAM COUNTY UDO ARTICLE 6.10

FRONT : 40'
REAR : 25'
SIDE : 30'

IMPERVIOUS
PAVEMENT : 15,739 SF
CONCRETE : 6,601 SF
BUILDING : 8,683 SF
RETAINING WALLS : 231 SF
TOTAL IMPERVIOUS : 31,254 SF
PERCENT IMPERVIOUS : 85.69%

INSET A



I, F. REX COOPER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED OR PLAT IS REFERENCED IN THE TITLE BLOCK); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION LISTED UNDER REFERENCES; THAT THE POSITIONAL ACCURACY IS < 0.10 AT A 95% CONFIDENCE LEVEL; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600).



F. REX COOPER, PLS
NC LICENSE NO. L-4269

DATE

THIS MAP IS CONSIDERED PRELIMINARY, NOT FOR RECORDATION, CONVEYANCE OR SALES UNLESS SIGNED AND SEALED BY THE LICENSED SURVEYOR.

SSMH RIM ELEVATION : 363.27'
8" CLAY PIPE INV IN : 355.28'

N/F
BT-OH LLC
PIN : 0832710129
DB 2624 PG 629
PB 9 PG 69

1" EIP CONTROL CORNER #1
N : 2,037,361.54'
E : 821,316.09'

INVERT
INACCESSIBLE
FULL OF DEBRIS

MAG NAIL
CGF POINT
N : 821,246.37'
E : 2,037,367.91'

N/F
DURHAM CREMATION
SERVICES INC
PIN : 0832713009
DB 1727 PG 196
PB 127 PG 68

3/4" EIP CONTROL CORNER #2
N : 821,027.79'
E : 2,037,405.53'

18" FES
INV OUT : 343.67'

SSMH RIM ELEVATION : 334.93'
8" CLAY PIPE INV IN : 331.18'
8" CLAY PIPE INV OUT : 330.55'

CLASS OF SURVEY: A
POSITIONAL ACCURACY: 0.07'
TYPE OF GPS FIELD PROCEDURE: NC REAL TIME NETWORK
DATES OF SURVEY: JULY 2025
DATUM/EPOCH: NAD83 / NSRS 2011 / SPC
COMBINED GRID FACTOR(S): 0.999473428
UNITS: US SURVEY FEET

NOTES:

- PROPERTY LIES IN ZONE X PER NATIONAL INSURANCE PROGRAM FLOOD INSURANCE RATE MAP #3720083200K, DATED 10/19/2018.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE BASED ON GPS OBSERVATIONS, NAD83 / NSRS 2011 / SPC, UNLESS OTHERWISE SHOWN.
- SITE ZONED IL PER DURHAM COUNTY GIS.
- AREAS COMPUTED BY THE COORDINATE METHOD.
- THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY COMPANY UNDER THE SUPERVISION OF REX COOPER, PLS.
- THIS MAP HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
- THIS PURPOSE OF THIS SURVEY IS TO SHOW THE EXISTING CONDITION OF 1129 E GEER ST.
- NO INVESTIGATION INTO THE EXISTENCE IF JURISDICTIONAL WETLANDS OR RIPARIAN BUFFERS BY THIS FIRM.
- BOUNDARY CORNERS SET ARE 3/4" IRON PIPES UNLESS OTHERWISE STATED.
- WATER LINE PIPE SIZES ARE BASED ON DURHAM COUNTY GIS AND ARE NOT VERIFIED BY SURVEY.

NAD 83 / NSRS 2011 / SPC

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

ABBREVIATIONS

EIP	EXISTING IRON PIPE	EIR	EXISTING IRON REBAR
IPS	IRON PIPE SET	FES	FLARED END SECTION
PKF	PK NAIL FOUND	R/W	RIGHT OF WAY
SSMH	SANITARY SEWER MANHOLE	N	NORTH
DB	DEED BOOK	E	EAST
BM	BOOK OF MAPS	S	SOUTH
PB	PLAT BOOK	W	WEST
PC	PLAT CABINET	NE	NORTHEAST
PG	PAGE	SE	SOUTHEAST
EOI	END OF INFORMATION	SW	SOUTHWEST
(T)	TOTAL	NW	NORTHWEST
(M)	MEASURED	(D)	DEEDED
N/F	NOW OR FORMERLY	RCP	REINFORCED CONCRETE PIPE

LEGEND

○	EXISTING BOUNDARY CORNER FOUND
●	BOUNDARY CORNER SET
⊙	COMPUTED POINT
⊠	CONCRETE MONUMENT FOUND
⊡	SITE BENCHMARK
⊕	CLEAN OUT
⊙	LIGHT POLE
⊙	UTILITY POLE
⊙	UTILITY MANHOLE
⊙	WATER METER
⊙	FIRE HYDRANT
⊙	CATCH BASIN
⊙	DROP INLET
⊙	AIR CONDITIONING UNIT
⊙	UTILITY VALVE
⊙	UTILITY HAND HOLE
⊙	TRANSFORMER / ELECTRIC BOX
⊙	UTILITY MARKER
⊙	BOLLARD
⊙	END OF INFORMATION (EOI)
---	RETRACED BOUNDARY LINE
---	BOUNDARY LINE BY DEED
---	BOUNDARY TIE LINE
---	RIGHT OF WAY
---	SETBACKS
---	MAJOR CONTOUR
---	MINOR CONTOUR
---	FENCE
---	OVERHEAD UTILITY LINE
---	SANITARY SEWER LINE
---	STORM DRAIN LINE
---	UNDERGROUND ELECTRIC
---	UNDERGROUND WATER
---	UNDERGROUND FIBER
---	UNDERGROUND CABLE
---	UNDERGROUND GAS
---	UNDERGROUND TELEPHONE
---	UNKNOWN UNDERGROUND LINE
---	PAVEMENT
---	CONCRETE

BATEMAN CIVIL SURVEY COMPANY
ENGINEERS • SURVEYORS • PLANNERS
2524 RELIANCE AVENUE, APEX, NC 27539
PHONE: (919) 577-1080 FAX: (919) 577-1081
INFO@BATEMANCIVLSURVEY.COM
NCBELS FIRM# C-2378

PROPERTY OWNER
NAME: KNIGHTDALE HOLDINGS LLC
ADDRESS: 1129 E GEER ST
DURHAM / NORTH CAROLINA

BOUNDARY SURVEY
EXCLUSIVELY FOR: SAMET CORPORATION
PARCEL ID NUMBER(S): 0832713186
AS RECORDED IN DEED BOOK 9979, PAGE 526
& AS SHOWN IN PLAT BOOK 44, PAGE 193
DURHAM TOWNSHIP - DURHAM COUNTY - NORTH CAROLINA

REVISIONS

-
-
-
-

FIELD CREW: ML

DRAWN BY: EDH

CHECKED BY: FRC

SCALE: 1" = 30'

DATE: 07/18/2025

DRAWING #: 250769

SHEET 1 OF 1