

COVER

Durham County OES Fleet Maintenance Facility Renovation

GMP #2

October 16, 2025



A JOINT VENTURE



October 16, 2025

County of Durham
Attn: Dan Nosbusch
Project Manager
Engineering & Environmental Services
201 E. Main St, Suite 561, Durham NC 27701
CC: Peri Manns, Durham County
Adam Fouse, Samet Corporation

**Durham County – OES Fleet Maintenance Facility Renovation
RE: GMP #2**

Dear Mr. Nosbusch,

Samet Corporation is pleased to provide this Construction Manager at Risk proposal to you for GMP #2 of the above reference project. This is based on the GMP #2 bid documents and subsequent addenda issued by HH Architecture and further detailed within our proposal. It is also based upon the subcontractor bids received and read aloud at the public bid openings on 10/9/2025 and 10/16/2025 and our scope reviews with these bidders.

We have prepared a comprehensive deliverable that includes the following information: GMP #2 Cost Summary, Assumptions and Clarifications, Drawing and Specification Logs, Project Schedule, and Site Logistics Plan.

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

Thank you for this opportunity, as we are looking forward to continued success and partnership with Durham County on this significant project.

Sincerely,
Samet Corporation

Joseph Mawhinney
Sr. Project Manager
jmawhinney@sametcorp.com

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5430 WADE PARK BLVD
SUITE 110
RALEIGH, NC 27607
919.703.0263

CHARLESTON

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Durham County OES Fleet Maintenance Facility Renovation GMP #2 Summary Page

October 16th, 2025

New Construction **0 SQFT**
TOTAL **8,323 SQFT**

	ITEM OF WORK	Bid Package Total	COST / SQFT	Bidder
BP-01A	Final Cleaning	\$ 9,000.00	1.08	CB&H Contracting, Inc.
BP-01B	General Trades	\$ 50,000.00	6.01	Allowance
BP-02A	Selective Demolition	\$ 61,805.00	7.43	EMR Services Inc
BP-03A	Cast-in-Place Concrete	\$ 25,000.00	3.00	Allowance
BP-04A	Masonry	\$ 10,000.00	1.20	Allowance
BP-05A	Structural Steel & Structural Metal Framing	\$ 75,000.00	9.01	Allowance
BP-06D	Millwork & Casework	\$ 7,500.00	0.90	Allowance
BP-07B	Joint Sealants	\$ 7,500.00	0.90	Allowance
BP-07C	Metal Roofing & Wall Panels	\$ 50,000.00	6.01	Allowance
BP-08A	Doors, Frames, & Hardware	\$ 51,039.00	6.13	Martin Architectural Products
BP-08B	Storefront & Glazing	\$ 5,000.00	0.60	Allowance
BP-08D	Overhead Doors	\$ 43,980.00	5.28	Installed Building Products LLC
BP-09A	Drywall & Metal Framing	\$ 71,038.00	8.54	Gerloff Contracting*
BP-09B	Acoustical Ceilings	\$ 8,383.00	1.01	Gerloff Contracting
BP-09C	Carpet & Resilient Flooring	\$ 34,112.00	4.10	Bonitz, Inc.*
BP-09D	Hard Tile	\$ 15,564.00	1.87	TileSetters of Raleigh*
BP-09H	Paint	\$ 22,100.00	2.66	E. Caligari
BP-10A	Toilet Partitions/Accessories & Fire Protection Specialties	\$ 5,734.00	0.69	American Safety Products
BP-10B	Signage	\$ 10,000.00	1.20	Allowance
BP-10D	Lockers & Benches	\$ 5,000.00	0.60	Allowance
BP-10F	Storage Racking & Shelving	\$ 50,000.00	6.01	Allowance
BP-11A	Appliances	\$ 5,000.00	0.60	Allowance
BP-21A	Fire Protection	\$ 85,000.00	10.21	Regional Fire Services of NC LLC
BP-22A	Plumbing	\$ 209,720.00	25.20	Brown Brothers Plumbing & Heating
BP-23A	HVAC & Mechanical	\$ 260,000.00	31.24	Systems Contractors
BP-23B	Testing and Balancing	\$ 5,440.00	0.65	TruAir Balance LLC
BP-23C	Air Compressors	\$ 25,000.00	3.00	Allowance
BP-26A	Electrical & Fire Alarm	\$ 234,700.00	28.20	Bryant-Durham Electric Co., Inc.
BP-26B	Emergency Responder Radio Coverage System (BDA)	\$ 50,000.00	6.01	Allowance
BP-27A	Data & Telecommunications	\$ 12,300.00	1.48	Mordern Edge Technology Solutions
BP-28A	Security Systems	\$ 78,234.23	9.40	Pavion Corp.*
BP-32A	Asphalt Paving & Striping	\$ 65,000.00	7.81	Allowance
BP-32C	Fences & Gates	\$ 15,000.00	1.80	Allowance
	Additional Preconstruction Services	\$ 17,419.00		Samet Corporation
	Temporary Utilities & HVAC	\$ 75,000.00	9.01	Allowance
	Site Security Services	\$ -	0.00	Excluded
	Accepted Alternates	\$ 113,300.00	13.61	Bid Alternate 001 - Phase 2 Electrical
	Cost of the Work Subtotal	\$ 1,868,868.23	224.54	
	General Conditions LS	\$ 368,678.00		Samet Corporation
	Building & Utility Permits (Allowance) LS	\$ 30,000.00		Allowance
	Design/Owner Contingency 0.00%	\$ -		
	CMAR Contingency 3.00%	\$ 56,066.05		
	Subcontractor Default Insurance Program 1.50%	\$ 28,033.02		
	Subtotal	\$ 2,351,645.30		
	CMAR Fee 3.50%	\$ 80,276.43		
	Builders Risk Insurance 0.40%	\$ 9,727.69		
	Project Closeout 0.20%	\$ 4,883.30		
	Subtotal	\$ 2,446,532.72		
	General Liability 0.45%	\$ 11,009.40		
	P&P Bond 0.75%	\$ 18,570.85		
	Subtotal	\$ 2,476,112.96		
	*Lowest qualified bidder			
	**All Sales Tax Excluded			
	Total	\$ 2,476,112.96	\$297.50	



The intent of this summary is to identify specific assumptions & clarifications regarding the Contract Documents as they pertain to Samet Corporation's GMP #2.

1. CLARIFICATIONS

- General:

1. This estimate is based upon the Bid Set Drawings and Specifications as prepared by HH Architecture and their consultants, dated 8/29/2025, as well as Addendum 1 dated 9/19/2025, Addendum 2 dated 9/25/2025, and Addendum 3 dated 10/2/2025. The only exception to this is the Civil Drawings by JC Waller dated 9/25/2025. These have been excluded with more information detailed in the qualifications below.
2. BIM modeling is excluded.
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 only, as shown in our cost summary. Design/Owner Contingency is excluded.
2. The Contract Schedule reflects the Phase 1 scope of work only per the current Contract Documents. Phase 2 was bid as an add alternate, and is expected to be accepted. If Phase 2 must occur beyond the substantial completion date within Contract Schedule, than General Conditions will be evaluated and priced as a change order accordingly.
3. We have included an allowance of \$75,000 indicated as Temporary Utilities and HVAC on the Summary Page. The intent of this allowance is to allocate it to the following uses: temporary electric and water bills during construction, temporary HVAC and/or dehumidification if needed to maintain schedule, utility tap fees, utility fees expected from Duke Energy for the service upgrade, meter fees by both Duke Energy and Enbridge Gas, etc. Utilities shall be turned over to the Owner at substantial completion.
4. An allowance of \$30,000 for permit fees has been included.
5. We exclude special inspections, 3rd party inspections/testing, and commissioning. These items are to be provided by Owner. We will coordinate and schedule inspections.
6. We assume electronic files of design documents are available at no cost to the Construction Manager. Contractors will need Auto CAD and Revit files for Shop Drawings and BIM modeling.
7. Site security services have been excluded at this time.
8. Profession Photographic/Video Construction Documentation is excluded.
9. General Trades package has been included at an allowance of \$50,000. This scope of work will be competitively bid to prequalified bidders and the allowance will reconciled accordingly.

- Division 02:

1. Due to the timing of the re-bid on Bid Package 02A Demolition and the GMP #2 deadline, we have not completed a scope review of the lowest bidder at this time.
2. Hazardous material abatement has been included in the 02A Demolition bid package per the report provided by Matrix Health & Safety only. Should any other hazardous materials be encountered during construction, testing and abatement shall be price accordingly in accordance with applicable codes and regulations.



3. Lead-based paint was found in exterior paints only per the Matrix Health & Safety report. The construction scope of work does not currently include any work that would disturb these locations, and thus we have not included any abatement of this material.
 4. We have included an allowance of 700 square feet of sawcutting, trenching, excavation, and slab-on-grade pour-backs at 6" thick to allow for installation of new plumbing undergrounds. We have assumed backfilling with on-site materials, and hauling off excess spoils only. Unsuitable soils, rock, etc. have been excluded.
- Division 03:
 1. Due to the ongoing structural re-design of the mezzanine, the cast-in-place concrete scope of work has been provided as an allowance of \$25,000. When the new design is issued, we will bid the scope of work to prequalified bidders and reconcile the allowance accordingly. This includes restoration of the 700 square feet of interior slab-on-grade following sawcutting/demolition referenced above.
 - Division 04:
 1. We have included an allowance of \$10,000 for patching, infills, painting, cleaning, and restoration of masonry due to the condition of the existing building and retaining walls.
 - Division 05:
 1. Due to the ongoing structural re-design of the mezzanine, the structural steel / cold-formed metal framing scope of work has been provided as an allowance of \$75,000. When the new design is issued, we will bid the scope of work to prequalified bidders and reconcile the allowance accordingly.
 2. Supplementary steel for the existing roof structure has been excluded.
 - Division 06:
 1. The millwork & casework scope of work has been included at an allowance of \$7,500.
 - Division 07:
 1. The following Division 07 scopes of work have been included as allowances and will be reconciled accordingly once the scopes are finalized:
 - i. Joint Sealants - \$7,500
 - ii. Metal Roofing & Wall Panels - \$50,000
 - Division 08:
 1. Permanent door cores and final keying shall be provided by the Owner. We have included interchangeable construction cores and 7-pin housings to accept the permanent cores.
 2. Preferred Brand Alternate No. 1 is included at no additional cost.
 3. We have included an allowance of \$5,000 for miscellaneous repairs of existing storefronts and glazing
 - Division 09:
 1. Due to the poor condition of the existing slab-on-grade, the following allowances have been included within the flooring and tile bid packages:



- i. Patching and Crack Filling – 1,000 square feet of patching of minor cracks ($\leq 1/8"$) and surface voids
 - ii. Floor Leveling – 2,000 square feet, up to $1/4"$ average thickness of self-leveling underlayment to correct floor flatness
 - iii. Contingency Allowance to be used for moisture mitigation, preparation beyond the quantity allowances listed above, mud beds, etc. - \$12,500
 2. Exterior painting is excluded. Painting of exposed existing structural steel is excluded.
- Division 10:
 1. Preferred Brand Alternate No. 2 is excluded.
 2. The following Division 10 allowances have been included:
 - i. Signage - \$10,000
 - ii. Lockers & Benches - \$5,000
 - iii. Storage Racking & Shelving - \$50,000
- Division 11:
 1. Residential and commercial appliances have been included at an allowance of \$5,000.
- Division 12:
 1. Furniture, workstations, vehicle maintenance equipment, and any other FFE items not specifically shown on the drawings as the Construction Manager's responsibility are excluded.
- Division 21:
 1. It is assumed that adequate water pressure is available at the water main to supply the requirements of the fire protection system. No fire pump has been included.
- Division 22:
 1. Due to the timing of the re-bid on Bid Package 22A Plumbing and the GMP #2 deadline, we have not completed a scope review of the lowest bidder at this time.
 2. It is assumed that the existing domestic water service is adequately sized to serve the current plumbing design. We have included a new backflow preventer, but have excluded any upgrades, repairs, modifications, etc. to the existing service.
 3. It is assumed that the existing sanitary outlet is deep enough to accept the new sanitary per the current plumbing design. We have excluded any modifications of the existing sanitary outlet or underground site utilities, unless specifically noted on the Construction Documents.
- Division 23:
 1. Due to the timing of the re-bid on Bid Package 23A HVAC & Mechanical and the GMP #2 deadline, we have not completed a scope review of the lowest bidder at this time.
 2. We have excluded any and all seismic/wind restraints, calculations, etc.
- Division 26:
 1. Due to the timing of the re-bid on Bid Package 26A Electrical & Fire Alarm and the GMP



#2 deadline, we have not completed a scope review of the lowest bidder at this time.

2. Emergency Responder Radio Coverage System (BDA) has been included at an allowance of \$50,000. We will perform the required survey once the building is fully enclosed and the new interior walls are 100% complete per code requirements. This survey will determine if the BDA system is required and if so, the extents of it. The cost of survey is allocated within this allowance.
 3. We have included Bid Alternate #001 from the 26A low bidder with the below listed qualifications. Additionally, we have added a \$10,000 allowance to the alternate price for the bollards. This will be added to the Site Utility Contractor's scope of work as a future change.
 - a. All Phase 2 work is assumed to be completed during normal working hours with the exception of the power shutdown required to upgrade the electrical service and any other power interruptions required to make final electrical connections. Those shutdowns shall be completed on weekends, and the associated overtime labor is included accordingly.
 - b. All Phase 2 work is assumed to take place during the Contract Schedule and completed by 4/20/2025.
- Division 27:
 1. All network switches are to be provided, programmed, and installed by the Owner.
 2. All wireless access points are to be provided and programmed by the Owner. We have included installation only.
 - Division 28:
 1. Within the Division 28 Security package, a contingency allowance of \$10,000 was included for any additional security provisions requested by the Owner.
 - Division 32:
 1. Due to the poor condition of the existing parking lot, we have included an allowance of \$65,000 for paving repairs and striping. This allowance will also be utilized for asphalt and concrete restoration required as part of the Phase 2 scope of work.
 2. Due to updated civil drawings that included fence modifications and an added gate, we have included an allowance of \$15,000 for this scope of work. This information was not available at the time of GMP #1 or the GMP #2 bidding period.
 - Division 33:
 1. The 33A Site Utilities scope of work is currently included in GMP #1. The updated civil drawings dated 9/25/2025 that were issued as part of Addendum #2 are excluded at this time other than the allowances stated above. The time of issuance did not permit enough time to include this scope in the GMP #2 bidding period. This scope of work is currently out for bid and GMP #1 allowances will be reconciled in the future accordingly.



Samet Corporation

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Job #: 24-170 Emerg Serv Fleet Maintenance
1129 E Geer St.
Durham, North Carolina 27704

Phase 1 Construction - Current Drawings

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
General					
G000	COVER SHEET	0.2	09/25/2025	09/25/2025	Addendum #2 2025.09.25 (09/25/25)
G001	GENERAL ARCHITECTURAL NOTES	0	08/29/2025	08/29/2025	Construction Drawings for Permitting & Bidding (Phase 1) 2025.08.29 (08/29/25)
G002	BUILDING CODE SUMMARY (APPENDIX B)	0.2	09/25/2025	09/25/2025	Addendum #2 2025.09.25 (09/25/25)
G003	NCEBC DECISION DIAGRAM	0	08/29/2025	08/29/2025	Construction Drawings for Permitting & Bidding (Phase 1) 2025.08.29 (08/29/25)
G111	1st FLOOR LIFE SAFETY PLAN	0	08/29/2025	08/29/2025	Construction Drawings for Permitting & Bidding (Phase 1) 2025.08.29 (08/29/25)
G121	MEZZANINE LIFE SAFETY PLAN	0	08/29/2025	08/29/2025	Construction Drawings for Permitting & Bidding (Phase 1) 2025.08.29 (08/29/25)



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Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
Structural					
S001	GENERAL NOTES	0	08/21/2025	08/29/2025	Construction Drawings for Permitting & Bidding (Phase 1) 2025.08.29 (08/29/25)
S002	GENERAL NOTES	0	08/21/2025	08/29/2025	Construction Drawings for Permitting & Bidding (Phase 1) 2025.08.29 (08/29/25)
S003	ABBREVIATIONS AND DRAWING LEGENDS	0	08/21/2025	08/29/2025	Construction Drawings for Permitting & Bidding (Phase 1) 2025.08.29 (08/29/25)
S111	FOUNDATION PLAN	0	08/21/2025	08/29/2025	Construction Drawings for Permitting & Bidding (Phase 1) 2025.08.29 (08/29/25)
S112	FIRST FLOOR - SLAB PLAN	0	08/21/2025	08/29/2025	Construction Drawings for Permitting & Bidding (Phase 1) 2025.08.29 (08/29/25)
S121	MEZZANINE - FRAMING PLAN	0	08/21/2025	08/29/2025	Construction Drawings for Permitting & Bidding (Phase 1) 2025.08.29 (08/29/25)
S122	MEZZANINE - SLAB PLAN	0	08/21/2025	08/29/2025	Construction Drawings for Permitting & Bidding (Phase 1) 2025.08.29 (08/29/25)
S301	SECTIONS	0	08/21/2025	08/29/2025	Construction Drawings for Permitting & Bidding (Phase 1) 2025.08.29 (08/29/25)
S501	TYPICAL DETAILS	0	08/21/2025	08/29/2025	Construction Drawings for Permitting & Bidding (Phase 1) 2025.08.29 (08/29/25)
S502	TYPICAL DETAILS	0	08/21/2025	08/29/2025	Construction Drawings for Permitting & Bidding (Phase 1) 2025.08.29 (08/29/25)
S503	TYPICAL DETAILS	0	08/21/2025	08/29/2025	Construction Drawings for Permitting & Bidding (Phase 1) 2025.08.29 (08/29/25)
Architectural					
AD111	1st FLOOR DEMOLITION PLAN	0.2	09/25/2025	09/25/2025	Addendum #2 2025.09.25 (09/25/25)
A001	INTERIOR WALL TYPES	0	08/29/2025	08/29/2025	Construction Drawings for Permitting & Bidding (Phase 1) 2025.08.29 (08/29/25)
A002	DOOR/WINDOW SCHEDULES & DETAILS	0	08/29/2025	08/29/2025	Construction Drawings for Permitting & Bidding (Phase 1) 2025.08.29 (08/29/25)
A003	OPENING DETAILS	0.1	09/19/2025	09/19/2025	Addendum #1 2025.09.19 (09/19/25)



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Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
					25)
A111	1st FLOOR PLAN	0	08/29/2025	08/29/2025	Construction Drawings for Permitting & Bidding (Phase 1) 2025.08.29 (08/29/25)
A121	MEZZANINE PLAN	0	08/29/2025	08/29/2025	Construction Drawings for Permitting & Bidding (Phase 1) 2025.08.29 (08/29/25)
A201	ELEVATIONS	0	08/29/2025	08/29/2025	Construction Drawings for Permitting & Bidding (Phase 1) 2025.08.29 (08/29/25)
A301	WALL SECTIONS	0.1	09/19/2025	09/19/2025	Addendum #1 2025.09.19 (09/19/25)
A310	ENLARGED STAIR PLANS AND DETAILS	0	08/29/2025	08/29/2025	Construction Drawings for Permitting & Bidding (Phase 1) 2025.08.29 (08/29/25)
A411	1st FLOOR REFLECTED CEILING PLAN	0.2	09/25/2025	09/25/2025	Addendum #2 2025.09.25 (09/25/25)
A510	TYPICAL TOILET ACCESSORIES	0	08/29/2025	08/29/2025	Construction Drawings for Permitting & Bidding (Phase 1) 2025.08.29 (08/29/25)
A511	ENLARGED PLANS & ELEVATIONS	0	08/29/2025	08/29/2025	Construction Drawings for Permitting & Bidding (Phase 1) 2025.08.29 (08/29/25)
A610	CASEWORK DETAILS	0	08/29/2025	08/29/2025	Construction Drawings for Permitting & Bidding (Phase 1) 2025.08.29 (08/29/25)
ID000	FINISH LEGEND, SCHEDULE & DETAILS	0.2	09/25/2025	09/25/2025	Addendum #2 2025.09.25 (09/25/25)
ID111	1st FLOOR FINISH PLAN	0.2	09/25/2025	09/25/2025	Addendum #2 2025.09.25 (09/25/25)
Plumbing					
P-001	PLUMBING GENERAL AND SCHEDULES	0	08/25/2025	08/29/2025	Construction Drawings for Permitting & Bidding (Phase 1) 2025.08.29 (08/29/25)
PD-101	PLUMBING DEMOLITION DRAIN, WASTE, & VENT	0	08/25/2025	08/29/2025	Construction Drawings for Permitting & Bidding (Phase 1) 2025.08.29 (08/29/25)
PD-201	PLUMBING DEMOLITION WATER SUPPLY	0	08/25/2025	08/29/2025	Construction Drawings for Permitting & Bidding (Phase 1) 2025.08.29 (08/29/25)
PD-301	COMPRESSED AIR - DEMOLITION	0	08/25/2025	08/29/2025	Construction Drawings for Permitting & Bidding (Phase 1) 2025.08.29 (08/29/25)
P-101	PLUMBING NEW WORK - DRAIN, WASTE, & VENT	0	08/25/2025	08/29/2025	Construction Drawings for Permitting & Bidding (Phase 1) 2025.08.29 (08/29/25)



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Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
P-201	PLUMBING NEW WORK - WATER SUPPLY	0	08/25/2025	08/29/2025	Construction Drawings for Permitting & Bidding (Phase 1) 2025.08.29 (08/29/25)
P-301	COMPRESSED AIR - NEW WORK	0.1	09/19/2025	09/19/2025	Addendum #1 2025.09.19 (09/19/25)
P-501	PLUMBING DETAILS	0	08/25/2025	08/29/2025	Construction Drawings for Permitting & Bidding (Phase 1) 2025.08.29 (08/29/25)
P-901	PLUMBING RISERS	0	08/25/2025	08/29/2025	Construction Drawings for Permitting & Bidding (Phase 1) 2025.08.29 (08/29/25)
P-902	PLUMBING RISERS WATER SUPPLY	0	08/25/2025	08/29/2025	Construction Drawings for Permitting & Bidding (Phase 1) 2025.08.29 (08/29/25)
Mechanical					
M-001	MECHANICAL GENERAL	0.3	10/02/2025	10/02/2025	Addendum #3 2025.10.02 (10/02/25)
MD-101	FLOOR PLANS - MECHANICAL - DEMOLITION	0	08/25/2025	08/29/2025	Construction Drawings for Permitting & Bidding (Phase 1) 2025.08.29 (08/29/25)
M-101	FLOOR PLANS - MECHANICAL - NEW WORK	0.1	09/19/2025	09/19/2025	Addendum #1 2025.09.19 (09/19/25)
M-401	SECTIONS - MECHANICAL	0.1	09/19/2025	09/19/2025	Addendum #1 2025.09.19 (09/19/25)
M-501	MECHANICAL DETAILS	0	08/25/2025	08/29/2025	Construction Drawings for Permitting & Bidding (Phase 1) 2025.08.29 (08/29/25)
M-601	MECHANICAL SCHEDULES	0.3	10/02/2025	10/02/2025	Addendum #3 2025.10.02 (10/02/25)
M-901	GAS RISER DIAGRAM	0	08/25/2025	08/29/2025	Construction Drawings for Permitting & Bidding (Phase 1) 2025.08.29 (08/29/25)
Electrical					
E-001	ELECTRICAL GENERAL	0.3	10/02/2025	10/02/2025	Addendum #3 2025.10.02 (10/02/25)
ED-101	POWER PLAN - DEMOLITION	0	08/25/2025	08/29/2025	Construction Drawings for Permitting & Bidding (Phase 1) 2025.08.29 (08/29/25)
ED-201	LIGHTING PLAN - DEMOLITION	0	08/25/2025	08/29/2025	Construction Drawings for Permitting & Bidding (Phase 1) 2025.08.29 (08/29/25)
E-101	POWER PLAN - NEW WORK	0.3	10/02/2025	10/02/2025	Addendum #3 2025.10.02 (10/02/25)
E-201	LIGHTING PLAN - NEW WORK	0	08/25/2025	08/29/2025	Construction Drawings for Permitting & Bidding (Phase 1) 2025.08.29 (08/29/25)



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E-501	ELECTRICAL DETAILS	0.3	10/02/2025	10/02/2025	Addendum #3 2025.10.02 (10/02/25)
Fire Alarm					
FA-001	FIRE ALARM GENERAL	0.2	09/25/2025	09/25/2025	Addendum #2 2025.09.25 (09/25/25)
FA-101	FIRE ALARM PLAN	0.2	09/25/2025	09/25/2025	Addendum #2 2025.09.25 (09/25/25)
Low Voltage					
LV-000	GENERAL NOTES & LEGENDS	0.1	09/19/2025	09/19/2025	Addendum #1 2025.09.19 (09/19/25)
LV-100	SITE PLAN	0.3	10/02/2025	10/02/2025	Addendum #3 2025.10.02 (10/02/25)
LV-201	LEVEL 1 - OFFICE AND WAREHOUSE	0.3	10/02/2025	10/02/2025	Addendum #3 2025.10.02 (10/02/25)
LV-202	MEZZANINE LEVEL - FLOOR PLAN	0.3	10/02/2025	10/02/2025	Addendum #3 2025.10.02 (10/02/25)
LV-301	LARGE SCALES	0	08/20/2025	08/29/2025	Construction Drawings for Permitting & Bidding (Phase 1) 2025.08.29 (08/29/25)
LV-401	ONE-LINE DIAGRAMS	0.3	10/02/2025	10/02/2025	Addendum #3 2025.10.02 (10/02/25)
LV-402	ONE-LINE DIAGRAMS	0	08/20/2025	08/29/2025	Construction Drawings for Permitting & Bidding (Phase 1) 2025.08.29 (08/29/25)
LV-501	DETAILS	0	08/20/2025	08/29/2025	Construction Drawings for Permitting & Bidding (Phase 1) 2025.08.29 (08/29/25)
LV-502	DETAILS	0	08/20/2025	08/29/2025	Construction Drawings for Permitting & Bidding (Phase 1) 2025.08.29 (08/29/25)
LV-503	DETAILS	0	08/20/2025	08/29/2025	Construction Drawings for Permitting & Bidding (Phase 1) 2025.08.29 (08/29/25)
LV-504	DETAILS	0	08/20/2025	08/29/2025	Construction Drawings for Permitting & Bidding (Phase 1) 2025.08.29 (08/29/25)
LV-505	DETAILS	0	08/20/2025	08/29/2025	Construction Drawings for Permitting & Bidding (Phase 1) 2025.08.29 (08/29/25)
LV-506	DETAILS	0	08/20/2025	08/29/2025	Construction Drawings for Permitting & Bidding (Phase 1) 2025.08.29 (08/29/25)
LV-601	CAMERA SCHEDULE	0	08/20/2025	08/29/2025	Construction Drawings for Permitting & Bidding (Phase 1) 2025.08.29 (08/29/25)
Fire Protection					



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Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
F-001	FIRE PROTECTION SYMBOLS & NOTES	0.2	09/25/2025	09/25/2025	Addendum #2 2025.09.25 (09/25/25)
F-111	FIRST FLOOR FIRE PROTECTION PLAN	0.2	09/25/2025	09/25/2025	Addendum #2 2025.09.25 (09/25/25)
F-121	MEZZANINE FIRE PROTECTION PLAN	0.2	09/25/2025	09/25/2025	Addendum #2 2025.09.25 (09/25/25)
F-501	DETAILS	0.2	09/25/2025	09/25/2025	Addendum #2 2025.09.25 (09/25/25)



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Phase 2 Construction - Current Drawings

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
Electrical					
E-002	PHASE 2 ELECTRICAL GENERAL	0	09/19/2025	09/19/2025	Construction Drawings for Permitting & Bidding (Phase 2) 2025.09.19 (09/19/25)
E-102	PHASE 2 POWER PLAN	0	09/19/2025	09/19/2025	Construction Drawings for Permitting & Bidding (Phase 2) 2025.09.19 (09/19/25)
E-502	PHASE 2 ELECTRICAL DETAILS	0	09/19/2025	09/19/2025	Construction Drawings for Permitting & Bidding (Phase 2) 2025.09.19 (09/19/25)
E-602	PHASE 2 ELECTRICAL SCHEDULES	0	09/19/2025	09/19/2025	Construction Drawings for Permitting & Bidding (Phase 2) 2025.09.19 (09/19/25)



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Job #: 24-170 Emerg Serv Fleet Maintenance
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Current Specifications

Number	Description	Revision	Issued Date	Received Date	Set
00 - Procurement and Contracting Requirements					
000000	Cover Page	0	08/29/25	09/11/25	Project Manual 2025.08.29
000002	Seals	0	08/29/25	09/11/25	Project Manual 2025.08.29
000010	Table of Contents	0.2	09/25/25	09/25/25	Addendum #2 2025.09.25
01 - General Requirements					
011000	Summary	0	08/29/25	09/11/25	Project Manual 2025.08.29
012300	Alternates	0.2	09/25/25	09/25/25	Addendum #2 2025.09.25
012500	Substitution Procedures	0	08/29/25	09/11/25	Project Manual 2025.08.29
012600	Contract Modification Procedures	0	08/29/25	09/11/25	Project Manual 2025.08.29
012900	Payment Procedures	0	08/29/25	09/11/25	Project Manual 2025.08.29
013100	Project Management and Coordination	0	08/29/25	09/11/25	Project Manual 2025.08.29
013200	Construction Progress Documentation	0	08/29/25	09/11/25	Project Manual 2025.08.29
013233	Photographic Documentation	0	08/29/25	09/11/25	Project Manual 2025.08.29
013300	Submittal Procedures	0	08/29/25	09/11/25	Project Manual 2025.08.29
013300.01	Submittal Cover Form	0	08/29/25	09/11/25	Project Manual 2025.08.29
014000	Quality Requirements	0	08/29/25	09/11/25	Project Manual 2025.08.29
014200	References	0	08/29/25	09/11/25	Project Manual 2025.08.29
015000	Temporary Facilities and Controls	0	08/29/25	09/11/25	Project Manual 2025.08.29
016000	Product Requirements	0	08/29/25	09/11/25	Project Manual 2025.08.29
017300	Execution	0	08/29/25	09/11/25	Project Manual 2025.08.29
017419	Construction Waste Management and Disposal	0	08/29/25	09/11/25	Project Manual 2025.08.29
017700	Closeout Procedures	0	08/29/25	09/11/25	Project Manual 2025.08.29
017823	Operation and Maintenance Data	0	08/29/25	09/11/25	Project Manual 2025.08.29
017839	Project Record Documents	0	08/29/25	09/11/25	Project Manual 2025.08.29
017900	Demonstration and Training	0	08/29/25	09/11/25	Project Manual 2025.08.29
02 - Existing Conditions					
024000	Asbestos Report	0	08/29/25	09/11/25	Project Manual 2025.08.29
024001	Lead-Based Paint Report	0	08/29/25	09/11/25	Project Manual 2025.08.29
024113	Selective Site Demolition	0	08/29/25	09/11/25	Project Manual 2025.08.29
024119	Selective Demolition	0	08/29/25	09/11/25	Project Manual 2025.08.29
03 - Concrete					
032000	Concrete Reinforcing	0	08/29/25	09/11/25	Project Manual 2025.08.29
033000	Cast-In-Place Concrete	0	08/29/25	09/11/25	Project Manual 2025.08.29



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Number	Description	Revision	Issued Date	Received Date	Set
04 - Masonry					
042000	Unit Masonry	0	08/29/25	09/11/25	Project Manual 2025.08.29
05 - Metals					
051200	Structural Steel Framing	0	08/29/25	09/11/25	Project Manual 2025.08.29
053100	Steel Decking	0	08/29/25	09/11/25	Project Manual 2025.08.29
054000	Cold-Formed Metal Framing	0	08/29/25	09/11/25	Project Manual 2025.08.29
055000	Metal Fabrications	0	08/29/25	09/11/25	Project Manual 2025.08.29
055113	Metal Pan Stairs	0	08/29/25	09/11/25	Project Manual 2025.08.29
055213	Pipe and Tube Railings	0	08/29/25	09/11/25	Project Manual 2025.08.29
06 - Wood, Plastics, and Composites					
061000	Rough Carpentry	0	08/29/25	09/11/25	Project Manual 2025.08.29
064116	Plastic-Laminate-Clad Architectural Cabinets	0	08/29/25	09/11/25	Project Manual 2025.08.29
07 - Thermal and Moisture Protection					
072100	Thermal Insulation	0	08/29/25	09/11/25	Project Manual 2025.08.29
074213	Formed Metal Wall Panels	0	08/29/25	09/11/25	Project Manual 2025.08.29
079200	Joint Sealants	0	08/29/25	09/11/25	Project Manual 2025.08.29
079219	Acoustical Joint Sealants	0	08/29/25	09/11/25	Project Manual 2025.08.29
08 - Openings					
081113	Hollow Metal Doors and Frames	0	08/29/25	09/11/25	Project Manual 2025.08.29
083613	Sectional Doors	0.1	09/19/25	09/19/25	Addendum #1 2025.09.19
087100	Door Hardware	0.3	10/02/25	10/02/25	Addendum #3 2025.10.02
087100.01	Door Hardware Schedule	0	08/29/25	09/11/25	Project Manual 2025.08.29
088000	Glazing	0	08/29/25	09/11/25	Project Manual 2025.08.29
088300	Mirrors	0	08/29/25	09/11/25	Project Manual 2025.08.29
09 - Finishes					
092216	Non-Structural Metal Framing	0	08/29/25	09/11/25	Project Manual 2025.08.29
092900	Gypsum Board	0	08/29/25	09/11/25	Project Manual 2025.08.29
093013	Ceramic Tiling	0	08/29/25	09/11/25	Project Manual 2025.08.29
095113	Acoustical Panel Ceilings	0.2	09/25/25	09/25/25	Addendum #2 2025.09.25
096513	Resilient Base and Accessories	0	08/29/25	09/11/25	Project Manual 2025.08.29
096519	Resilient Tile Flooring	0	08/29/25	09/11/25	Project Manual 2025.08.29
099113	Exterior Painting	0	08/29/25	09/11/25	Project Manual 2025.08.29
099123	Interior Painting	0	08/29/25	09/11/25	Project Manual 2025.08.29
099600	High-Performance Coatings	0	08/29/25	09/11/25	Project Manual 2025.08.29
10 - Specialties					
101423	Panel Signage	0	08/29/25	09/11/25	Project Manual 2025.08.29
102800	Toilet, Bath, and Laundry Accessories	0	08/29/25	09/11/25	Project Manual 2025.08.29



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Number	Description	Revision	Issued Date	Received Date	Set
104413	Fire Protection Cabinets	0	08/29/25	09/11/25	Project Manual 2025.08.29
104416	Fire Extinguishers	0	08/29/25	09/11/25	Project Manual 2025.08.29
12 - Furnishings					
123661.19	Quartz Agglomerate Countertops	0	08/29/25	09/11/25	Project Manual 2025.08.29
21 - Fire Suppression					
210100	Fire Protection General Requirements	0.2	09/25/25	09/25/25	Addendum #2 2025.09.25
210105	Fire Protection Submittal Requirements	0.2	09/25/25	09/25/25	Addendum #2 2025.09.25
210532	Fire Protection Firestopping	0.2	09/25/25	09/25/25	Addendum #2 2025.09.25
211313	Wet-Pipe Sprinkler Systems	0.2	09/25/25	09/25/25	Addendum #2 2025.09.25
211316	Dry-Pipe Sprinkler Systems	0.2	09/25/25	09/25/25	Addendum #2 2025.09.25
22 - Plumbing					
220050	Plumbing General	0.3	10/02/25	10/02/25	Addendum #3 2025.10.02
220513	Common Motor Requirements for Plumbing Equipment	0	08/29/25	09/11/25	Project Manual 2025.08.29
220519	Meters and Gauges for Plumbing Equipment	0	08/29/25	09/11/25	Project Manual 2025.08.29
220553	Identification for Plumbing Piping and Equipment	0	08/29/25	09/11/25	Project Manual 2025.08.29
220719	Plumbing Piping Insulation	0	08/29/25	09/11/25	Project Manual 2025.08.29
221005	Plumbing Piping	0	08/29/25	09/11/25	Project Manual 2025.08.29
221006	Plumbing Piping Specialties	0	08/29/25	09/11/25	Project Manual 2025.08.29
221500	General-Service Compressed-Air Systems	0	08/29/25	09/11/25	Project Manual 2025.08.29
223000	Plumbing Equipment	0	08/29/25	09/11/25	Project Manual 2025.08.29
224000	Plumbing Fixtures	0	08/29/25	09/11/25	Project Manual 2025.08.29
23 - Heating, Ventilating, and Air Conditioning (HVAC)					
230050	Heating, Ventilating, and Air-Conditioning General	0.3	10/02/25	10/02/25	Addendum #3 2025.10.02
230513	Common Motor Requirements for HVAC Equipment	0	08/29/25	09/11/25	Project Manual 2025.08.29
230548	Vibration and Seismic Controls for HVAC	0	08/29/25	09/11/25	Project Manual 2025.08.29
230553	Identification for HVAC Piping and Equipment	0	08/29/25	09/11/25	Project Manual 2025.08.29
230593	Testing, Adjusting, and Balancing for HVAC	0	08/29/25	09/11/25	Project Manual 2025.08.29
230713	Duct Insulation	0	08/29/25	09/11/25	Project Manual 2025.08.29
230719	HVAC Piping Insulation	0	08/29/25	09/11/25	Project Manual 2025.08.29
230910	Control Wiring	0	08/29/25	09/11/25	Project Manual 2025.08.29
230913	Instrumentation and Control Devices for HVAC	0	08/29/25	09/11/25	Project Manual 2025.08.29
231123	Facility Natural-Gas Piping	0	08/29/25	09/11/25	Project Manual 2025.08.29
232113	Hydronic Piping	0	08/29/25	09/11/25	Project Manual 2025.08.29
232123	Hydronic Pumps	0	08/29/25	09/11/25	Project Manual 2025.08.29
232300	Refrigerant Piping	0	08/29/25	09/11/25	Project Manual 2025.08.29
233100	HVAC Ducts and Casings	0	08/29/25	09/11/25	Project Manual 2025.08.29
233300	Air Duct Accessories	0	08/29/25	09/11/25	Project Manual 2025.08.29



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Number	Description	Revision	Issued Date	Received Date	Set
233413	Axial HVAC Fans	0	08/29/25	09/11/25	Project Manual 2025.08.29
233416	Centrifugal HVAC Fans	0	08/29/25	09/11/25	Project Manual 2025.08.29
233423	HVAC Power Ventilators	0	08/29/25	09/11/25	Project Manual 2025.08.29
233516	Engine Exhaust Systems	0	08/29/25	09/11/25	Project Manual 2025.08.29
233700	Air Outlets and Inlets	0	08/29/25	09/11/25	Project Manual 2025.08.29
234000	HVAC Air Cleaning Devices	0	08/29/25	09/11/25	Project Manual 2025.08.29
237413	Packaged HVAC Units	0	08/29/25	09/11/25	Project Manual 2025.08.29
237433	Dedicated Outdoor Air Units	0	08/29/25	09/11/25	Project Manual 2025.08.29
238126.13	Small-Capacity Split-System Air-Conditioners	0	08/29/25	09/11/25	Project Manual 2025.08.29
238200	Convection Heating and Cooling Units	0	08/29/25	09/11/25	Project Manual 2025.08.29
26 - Electrical					
260050	Electrical General	0.3	10/02/25	10/02/25	Addendum #3 2025.10.02
260519	Low-Voltage Electrical Power Conductors and Cables	0	08/29/25	09/11/25	Project Manual 2025.08.29
260526	Grounding and Bonding for Electrical Systems	0	08/29/25	09/11/25	Project Manual 2025.08.29
260529	Hangers and Supports for Electrical Systems	0	08/29/25	09/11/25	Project Manual 2025.08.29
260533.13	Conduit for Electrical Systems	0	08/29/25	09/11/25	Project Manual 2025.08.29
260533.16	Boxes for Electrical Systems	0	08/29/25	09/11/25	Project Manual 2025.08.29
260533.23	Surface Raceways for Electrical Systems	0	08/29/25	09/11/25	Project Manual 2025.08.29
260553	Identification for Electrical Systems	0	08/29/25	09/11/25	Project Manual 2025.08.29
260801	Testing	0	08/29/25	09/11/25	Project Manual 2025.08.29
260923	Lighting Control Devices	0	08/29/25	09/11/25	Project Manual 2025.08.29
262416	Panelboards	0	08/29/25	09/11/25	Project Manual 2025.08.29
262726	Wiring Devices	0	08/29/25	09/11/25	Project Manual 2025.08.29
262813	Fuses	0	08/29/25	09/11/25	Project Manual 2025.08.29
262816.13	Enclosed Circuit Breakers	0	08/29/25	09/11/25	Project Manual 2025.08.29
262816.16	Enclosed Switches	0	08/29/25	09/11/25	Project Manual 2025.08.29
263600	Transfer Switches	0	08/29/25	09/11/25	Project Manual 2025.08.29
263633	Connection Cabinets for Portable Generators and Load Banks	0	08/29/25	09/11/25	Project Manual 2025.08.29
264300	Surge Protective Devices	0	08/29/25	09/11/25	Project Manual 2025.08.29
265100	Interior Lighting	0	08/29/25	09/11/25	Project Manual 2025.08.29
27 - Communications					
270100	General Requirements for Communications Systems	0	08/29/25	09/11/25	Project Manual 2025.08.29
270526	Grounding and Bonding for Communications Systems	0	08/29/25	09/11/25	Project Manual 2025.08.29
270528	Pathways for Communications Systems	0	08/29/25	09/11/25	Project Manual 2025.08.29
270553	Administration and Labeling	0	08/29/25	09/11/25	Project Manual 2025.08.29
270800	Communications Commissioning	0	08/29/25	09/11/25	Project Manual 2025.08.29
271100	Equipment Room Components	0	08/29/25	09/11/25	Project Manual 2025.08.29



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Number	Description	Revision	Issued Date	Received Date	Set
271116	Communications Faceplates and Connectors	0	08/29/25	09/11/25	Project Manual 2025.08.29
271119	Termination Blocks and Patch Panels	0	08/29/25	09/11/25	Project Manual 2025.08.29
271123	Cable Management and Telecom Room Ladder Rack	0	08/29/25	09/11/25	Project Manual 2025.08.29
271126	Communications Rack Mounted Power Strips	0	08/29/25	09/11/25	Project Manual 2025.08.29
271500	Copper Horizontal Cabling	0	08/29/25	09/11/25	Project Manual 2025.08.29
28 - Electronic Safety and Security					
282000	Video Surveillance System	0	08/29/25	09/11/25	Project Manual 2025.08.29
284600	Fire Detection and Alarm	0	08/29/25	09/11/25	Project Manual 2025.08.29
285000	Access Control & Security System	0.3	10/02/25	10/02/25	Addendum #3 2025.10.02
33 - Utilities					
331000	Exterior Water System	0	08/29/25	09/11/25	Project Manual 2025.08.29
333000	Sanitary Sewerage	0	08/29/25	09/11/25	Project Manual 2025.08.29

DCo OES Fleet Maintenance Facility		Bid Schedule			09-Sep-25																		
Activity ID	Activity Name	Original Duration	Start	Finish						2026													027
					Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	
DCo OES Fleet - Precon Schedule 09.09.25		212	04-Aug-25 A	16-Jul-26	DCo OES Fleet - Precon Schedule 09.09.25																		
MILESTONES		209	12-Sep-25	16-Jul-26	MILESTONES																		
A2010	CD's Submitted to AHJ for Permitting	0		12-Sep-25	◆ CD's Submitted to AHJ for Permitting																		
A2000	Construction NTP	0		30-Oct-25	◆ Construction NTP																		
A2020	All Permits Received	0		31-Oct-25	◆ All Permits Received																		
A2030	Construction Start	0	11-Nov-25		◆ Construction Start																		
A3320	Permanent Power	0		25-Feb-26	◆ Permanent Power																		
A3200	Stocking Permit	0	09-Apr-26		◆ Stocking Permit																		
A1980	Substantial Completion / TCO / Tenant Occupancy	0		20-Apr-26	◆ Substantial Completion / TCO / Tenant Occupancy																		
A2070	Final Completion	0		16-Jul-26	◆ Final Completion																		
ADVANCE PLANNING		0																					
SCHEMATIC DESIGN		0																					
CONSTRUCTION DOCUMENTS & BIDDING		50	04-Aug-25 A	17-Nov-25	CONSTRUCTION DOCUMENTS & BIDDING																		
EARLY RELEASE PACKAGES		20	04-Aug-25 A	26-Sep-25	EARLY RELEASE PACKAGES																		
GMP #1 - Early Release Packages		20	04-Aug-25 A	26-Sep-25	GMP #1 - Early Release Packages																		
A2150	HVAC - Bidding, Evaluation, & Selection	9	04-Aug-25 A	11-Sep-25	HVAC - Bidding, Evaluation, & Selection																		
A2220	Review & Execute Owner Construction Contract (GMP #1)	20	12-Aug-25 A	19-Sep-25	Review & Execute Owner Construction Contract (GMP #1)																		
A2290	Electrical - Bidding, Evaluation, & Selection	10	21-Aug-25 A	12-Sep-25	Electrical - Bidding, Evaluation, & Selection																		
A2190	Fire Utility Design Revisions #1	5	25-Aug-25 A	10-Sep-25	Fire Utility Design Revisions #1																		
A2300	Fire Utility - Bidding, Evaluation, & Selection	9	11-Sep-25	23-Sep-25	Fire Utility - Bidding, Evaluation, & Selection																		
A2230	Award & Issue Trade Subcontracts/PO's	10	15-Sep-25	26-Sep-25	Award & Issue Trade Subcontracts/PO's																		
GMP#2 - Construction Phase 1		50	02-Sep-25 A	17-Nov-25	GMP#2 - Construction Phase 1																		
A1690	Prepare Trade Packages for Bidding	7	02-Sep-25 A	10-Sep-25	Prepare Trade Packages for Bidding																		
A1260	Owner Review & Comment - CD's	10	02-Sep-25 A	15-Sep-25	Owner Review & Comment - CD's																		
A1830	Bidding Period	20	11-Sep-25	08-Oct-25	Bidding Period																		
A1730	Issue Advertisement for Trade Package Bids	1	15-Sep-25	15-Sep-25	Issue Advertisement for Trade Package Bids																		
A1930	Issue Bid Addendum #1	0		22-Sep-25	◆ Issue Bid Addendum #1																		
A1740	Pre-Bid Conference Meeting	1	23-Sep-25	23-Sep-25	Pre-Bid Conference Meeting																		
A1780	Public Bid Opening #1	0		09-Oct-25	◆ Public Bid Opening #1																		
A1860	Issue Advertisement for Re-bid (If Necessary)	1	10-Oct-25	10-Oct-25	Issue Advertisement for Re-bid (If Necessary)																		
A1760	Prepare GMP #2 Documents	8	13-Oct-25	22-Oct-25	Prepare GMP #2 Documents																		
A1750	Public Bid Opening #2 (Re-bid if Necessary)	0		20-Oct-25	◆ Public Bid Opening #2 (Re-bid if Necessary)																		
A1840	BOCC RS Meeting - GMP #2 Approval	0	27-Oct-25*		◆ BOCC RS Meeting - GMP #2 Approval																		
A1770	Review & Execute Owner ContractAmendment	15	28-Oct-25	17-Nov-25	Review & Execute Owner ContractAmendment																		

DCo OES Fleet Maintenance Facility			Bid Schedule			09-Sep-25																		
Activity ID	Activity Name	Original Duration	Start	Finish	2026												027							
					Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul		Aug	Sep	Oct	Nov	Dec	Jan	
A1850	Notice to Proceed	0	30-Oct-25		◆ Notice to Proceed																			
A1790	Award Trade Subcontracts/Purchase Orders	7	31-Oct-25	10-Nov-25	■ Award Trade Subcontracts/Purchase Orders																			
A1200	ImplementAddendums, Permitting & Owner Comments into CD's	5	03-Nov-25	07-Nov-25	■ ImplementAddendums, Permitting & Owner Comments into CD's																			
A1160	Issue Final Construction Documents - Addendum #2	0		07-Nov-25	◆ Issue Final Construction Documents - Addendum #2																			
PERMITTING		41	22-Aug-25 A	04-Nov-25	PERMITTING																			
Fire Sprinkler Utility		30	22-Aug-25 A	03-Oct-25	Fire Sprinkler Utility																			
A2270	AHJ Review & Coordination	30	22-Aug-25 A	03-Oct-25	AHJ Review & Coordination																			
A2280	Issue Public Works Construction Permit / Tap Approval	0		03-Oct-25	◆ Issue Public Works Construction Permit / Tap Approval																			
Building		39	02-Sep-25 A	31-Oct-25	Building																			
A1130	Prepare Permit Application Documents	5	02-Sep-25 A	12-Sep-25	Prepare Permit Application Documents																			
A1140	Submit to AHJ for Building Permit - Submission #1	0	12-Sep-25		◆ Submit to AHJ for Building Permit - Submission #1																			
A1120	Building Permit Review - Submission #1	20	15-Sep-25	10-Oct-25	Building Permit Review - Submission #1																			
A1170	Address Permitting Comments & Issue Drawing Revisions	5	13-Oct-25	17-Oct-25	■ Address Permitting Comments & Issue Drawing Revisions																			
A1150	Resubmit to AHJ - Submission #2	0	20-Oct-25		◆ Resubmit to AHJ - Submission #2																			
A2100	Building Permit Review - Submission #2	10	20-Oct-25	31-Oct-25	■ Building Permit Review - Submission #2																			
A1190	Building Permit Issued	0		31-Oct-25	◆ Building Permit Issued																			
Asbestos Abatement		2	03-Nov-25	04-Nov-25	■ Asbestos Abatement																			
A2810	Submit Asbestos Notification to NCDHHS	2	03-Nov-25	04-Nov-25	■ Submit Asbestos Notification to NCDHHS																			
BUILDING CONSTRUCTION		161	18-Sep-25	12-May-26	BUILDING CONSTRUCTION																			
SUBMITTALS		68	18-Sep-25	29-Dec-25	SUBMITTALS																			
A3060	HVAC Equipment Submittals & Approvals	15	18-Sep-25	08-Oct-25	■ HVAC Equipment Submittals & Approvals																			
A3100	Vehicle Exhaust System Submittals & Approvals	15	18-Sep-25	08-Oct-25	■ Vehicle Exhaust System Submittals & Approvals																			
A3040	Cold-Formed Metal Design & Approvals	20	22-Sep-25	17-Oct-25	■ Cold-Formed Metal Design & Approvals																			
A3070	Electrical Gear Submittals & Approvals	15	29-Sep-25	17-Oct-25	■ Electrical Gear Submittals & Approvals																			
A3030	Structural Steel Shop Drawings & Approvals	20	05-Nov-25	04-Dec-25	■ Structural Steel Shop Drawings & Approvals																			
A3120	Ductwork Shop Drawings & Approvals	20	05-Nov-25	04-Dec-25	■ Ductwork Shop Drawings & Approvals																			
A3250	Sprinkler Shop Drawings, Permitting & Approvals	25	05-Nov-25	11-Dec-25	■ Sprinkler Shop Drawings, Permitting & Approvals																			
A3160	Doors, Frames, Hardware Submittals & Approvals	20	06-Nov-25	05-Dec-25	■ Doors, Frames, Hardware Submittals & Approvals																			
A3080	Miscellaneous Steel Shop Drawings & Approvals	30	07-Nov-25	22-Dec-25	■ Miscellaneous Steel Shop Drawings & Approvals																			
A3140	Overhead Door Submittals & Approvals	20	11-Nov-25	10-Dec-25	■ Overhead Door Submittals & Approvals																			
A3300	Metal Panels Submittals & Approvals	30	11-Nov-25	29-Dec-25	■ Metal Panels Submittals & Approvals																			
PROCUREMENT		98	09-Oct-25	04-Mar-26	PROCUREMENT																			
A1970	HVAC Equipment Procurement	20	09-Oct-25	05-Nov-25	■ HVAC Equipment Procurement																			
A3110	Vehicle Exhaust System Procurement	50	09-Oct-25	19-Dec-25	■ Vehicle Exhaust System Procurement																			
A3050	Cold-Formed Metal Procurement	15	20-Oct-25	07-Nov-25	■ Cold-Formed Metal Procurement																			

DCo OES Fleet Maintenance Facility			Bid Schedule			09-Sep-25																	
Activity ID	Activity Name	Original Duration	Start	Finish	2026												027						
					Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	
A2110	Electrical Gear Procurement	50	20-Oct-25	05-Jan-26																			
A3260	Sprinkler Piping Procurement	10	19-Nov-25	04-Dec-25																			
A3130	Ductwork Fabrication & Delivery	15	05-Dec-25	30-Dec-25																			
A3020	Structural Steel & Decking Procurement	30	05-Dec-25	22-Jan-26																			
A3170	Door Frames - Fab & Delivery	25	08-Dec-25	15-Jan-26																			
A3190	Door Hardware Procurement	30	08-Dec-25	23-Jan-26																			
A3180	HM Doors - Fab & Delivery	40	08-Dec-25	06-Feb-26																			
A3150	Overhead Door Procurement	25	11-Dec-25	21-Jan-26																			
A3310	Metal Panels Procurement	20	30-Dec-25	28-Jan-26																			
A3090	Miscellaneous Steel Fabrication & Delivery	20	05-Feb-26	04-Mar-26																			
CONSTRUCTION		144	13-Oct-25	12-May-26																			
PHASE 1		144	13-Oct-25	12-May-26																			
A1800	Mobilize & Setup Site Logistics	3	06-Nov-25	10-Nov-25																			
Interior Improvements		103	11-Nov-25	14-Apr-26																			
Garage Area		91	11-Nov-25	26-Mar-26																			
A1960	Interior Selective Demo	7	11-Nov-25	19-Nov-25																			
A2340	Overhead - Electrical Rough-ins	10	21-Nov-25	08-Dec-25																			
A2350	Overhead - Fire Alarm Rough-ins	5	09-Dec-25	15-Dec-25																			
A3000	Electrical In-Wall & Wall Mounted Rough-ins	7	09-Dec-25	17-Dec-25																			
A2380	Sprinkler Mains & Branch Lines	5	12-Dec-25	18-Dec-25																			
A2990	Electrical Distribution & Wiring	10	18-Dec-25	06-Jan-26																			
A2320	Overhead - Ductwork	5	19-Dec-25	30-Dec-25																			
A2820	Drywall Installation	3	29-Dec-25	31-Dec-25																			
A2360	Overhead - Natural Gas Piping	5	31-Dec-25	07-Jan-26																			
A2420	Compressed Air Piping	5	31-Dec-25	07-Jan-26																			
A2390	Ductwork Insulation	3	05-Jan-26	07-Jan-26																			
A2830	Drywall Finishing	5	05-Jan-26	09-Jan-26																			
A2490	Electrical Panels & Gear Installation	5	06-Jan-26	12-Jan-26																			
A2430	Vehicle Exhaust System Equipment	8	08-Jan-26	20-Jan-26																			
A2840	Prime. Point Up, & 1st Coat of Paint	4	12-Jan-26	15-Jan-26																			
A2980	Power & Connections to Overhead Equipment	5	13-Jan-26	20-Jan-26																			
A2470	Install Ceiling Fans	4	21-Jan-26	26-Jan-26																			
A2520	Mechanical Control Rough-ins	5	21-Jan-26	27-Jan-26																			
A2510	Overhead Door Installation	5	22-Jan-26	28-Jan-26																			

DCo OES Fleet Maintenance Facility			Bid Schedule					09-Sep-25																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
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	A2530	Fire Alarm Wiring & Devices	5	28-Jan-26	03-Feb-26																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												</

DCo OES Fleet Maintenance Facility			Bid Schedule					09-Sep-25																		
Activity ID	Activity Name	Original Duration	Start	Finish						2026																027
					Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan				
	A2650	Overhead MEP Fixtures & Trimout	5	17-Mar-26	23-Mar-26																					
	A2610	Casework	2	19-Mar-26	20-Mar-26																					
	A2950	IT Rack, Equipment, & Connections	7	20-Mar-26	30-Mar-26																					
	A2560	Interior Doors & Hardware	3	24-Mar-26	26-Mar-26																					
	A2600	Ceramic Tile	4	24-Mar-26	27-Mar-26																					
	A2620	Plumbing Fixtures	2	30-Mar-26	31-Mar-26																					
	A2630	Flooring & Base	4	01-Apr-26	07-Apr-26																					
	A2800	Countertop & Sink Installation	2	07-Apr-26	08-Apr-26																					
	A2690	Install D10 Specialties	1	08-Apr-26	08-Apr-26																					
	General		67	08-Jan-26	14-Apr-26																					
	A2860	Final Gas Connections & Inspections	5	08-Jan-26	14-Jan-26																					
	A2870	Utility Company Set Gas Meter	20	15-Jan-26	12-Feb-26																					
	A2540	Telecom/Data/Security LV Rough-ins	7	17-Feb-26	25-Feb-26																					
	A2640	HVAC Thermostats & Controls	5	06-Mar-26	12-Mar-26																					
	A2710	HVAC Equipment Start-Ups	5	13-Mar-26	19-Mar-26																					
	A2730	Telecom/Data/Security LV Wiring	7	17-Mar-26	25-Mar-26																					
	A2880	Fire Alarm Final Programming & Testing	3	20-Mar-26	24-Mar-26																					
	A2670	Final Paint	5	24-Mar-26	30-Mar-26																					
	A2590	Security Camera Installation	5	26-Mar-26	01-Apr-26																					
	A2570	Access Controls Installation	7	27-Mar-26	07-Apr-26																					
	A2700	Code Required Signage	2	31-Mar-26	01-Apr-26																					
	A2720	HVAC TAB Reporting	3	08-Apr-26	10-Apr-26																					
	A2960	Security System Programming & Commissioning	5	08-Apr-26	14-Apr-26																					
	Exterior Improvements		90	13-Oct-25	24-Feb-26																					
	A1920	Fire Sprinkler Utility Tap & Installation	20	13-Oct-25	07-Nov-25																					
	A2330	Exterior Selective Demo	3	11-Nov-25	13-Nov-25																					
	A2210	Exterior Wall Framing & Inspections	7	20-Nov-25	02-Dec-25																					
	A2770	Exterior Lighting Rough-ins	5	03-Dec-25	09-Dec-25																					
	A2780	Exterior Wall Sheathing & Air Barrier	7	10-Dec-25	18-Dec-25																					
	A2740	HVAC & Plumbing Housekeeping Pads	5	16-Dec-25	22-Dec-25																					
A3290	Exterior Wall Insulation	3	19-Dec-25	23-Dec-25																						
A2760	Set HVAC Equipment	5	23-Dec-25	02-Jan-26																						
A2940	Misc. Concrete & Asphalt Patching	5	05-Jan-26	09-Jan-26																						
A2930	Install Fire Sprinkler Backflow, Hot Box, & Testing	7	13-Jan-26	22-Jan-26																						

Remaining Level of Effort

Actual Level of Effort

Actual Work

Remaining Work

Critical Remaining Work

◆ Milestone

Summary

DCo OES Fleet Maintenance Facility

Bid Schedule



DCo OES Fleet Maintenance Facility			Bid Schedule					09-Sep-25														
Activity ID	Activity Name	Original Duration	Start	Finish	2026																	027
					Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan
A2750	Exterior Metal Panels Installation	5	29-Jan-26	04-Feb-26																		
A3280	Exterior Lighting Installation	4	05-Feb-26	10-Feb-26																		
A3270	Parking Lot Striping & Misc. Site Improvements / Cleanup	10	11-Feb-26	24-Feb-26																		
Final Inspections & Beneficial Occupancy		29	01-Apr-26	12-May-26																		
A1890	AHJ Stocking Inspections	5	01-Apr-26	08-Apr-26																		
A1880	Stocking Permit Issued	0		08-Apr-26																		
A1820	AHJ TCO Inspections	8	09-Apr-26	20-Apr-26																		
A1870	Owner FFE	7	10-Apr-26	20-Apr-26																		
A1900	Punch List & Post-Occupancy Requests	20	15-Apr-26	12-May-26																		
A1810	TCO Issued / OES Occupy	0		20-Apr-26																		
PHASE 2		0																				
CLOSEOUT		60	21-Apr-26	16-Jul-26																		
A1950	Compile & Finalize Close Out Requirements	60	21-Apr-26	16-Jul-26																		

