



January 10, 2020

Ms. Linda Salguero  
Durham County Government  
[lcsalguero@dconc.gov](mailto:lcsalguero@dconc.gov) (sent via email only)  
201 East Main Street  
Fifth Floor  
Durham, NC 27701

Reference: New Durham County Youth Home  
Durham County Project Number DC-001

Dear Linda,

Thank you for the opportunity to provide our cost proposal for preconstruction services. The fee and GC proposal is based on an estimated construction budget of \$15,000,000 as provided by the Request for Qualifications No. 20-008. Scope of work is assumed to include the construction of the new secure 36-bed Durham County Youth home at the existing 8.1 acre Durham County Site.

Construction of the proposed Detention project is to be built in a 14 month duration plus an additional month for Final Completion and an additional month for DHSR inspection and punchlist completion for a total of 16 months.

We offer the following precon and fee + GC proposal for the proposed project:

Preconstruction fee:	\$150,000 (lump sump)
Fee + General Conditions:	10.5% of final cost of work
Bonds + Insurances:	1.2% of total GMP

Minority Business participation commitment for the preconstruction services contract is currently \$32,500, or 25% of the preconstruction services contract.

We are looking forward to working with you on the New Durham County Youth Home project. Should you have any questions, please contact me.

Very truly yours,  
Bordeaux Construction Company, Inc.



J. Blair Bordeaux, P.E.  
President, Bordeaux Construction Company, Inc.

**APPENDIX A**  
**Division of Project Cost Elements**

I. CONSTRUCTION MANAGEMENT SERVICES					
DESCRIPTION	BASIC FEE	GEN CONDS.	A/E COST	OWNER COST	COST OF WORK
Project Superintendent(s)		X			
Assistant Superintendent(s)		X			
Field Engineer		X			
On-Site Clerical		X			
Project Engineer		X			
Project Manager		X			
Superintendent's Transportation		X			
Assistant Supt's Transportation		X			
Project Engineer's Transportation		X			
Project Manager Trans.		X			
Project staff after Final Completion	X				
Project staff during Owner's post-construction audit	X				
Corporate Executives	X				
Principal in Charge	X				
Project Executive	X				
Legal Services	X				
Accounting	X				
Scheduling		X			
BIM		X			
Life-Cycle Analysis	X				
Energy Management	X				
Production Engineering	X				
Purchasing	X				
Value Engineering	X				
Systems Development	X				
Estimating	X				
Cost Engineers	X				
Project Coordinator	X				
Project Expediter	X				
Drafting Detailer	X				
Drawing Checker	X				
Safety Officer		X			
E.E.O. Officer	X				
Time Keeper/Checker	X				
Safety Engineer	X				
Off-Site Staff Travel Costs	X				
Off-Site Staff Transportation	X				
Engineers' Transportation	X				
Project Staff Moving Expense	X				
Project Staff Subsistence Costs	X				
Project Budget Estimating	X				
Project Phasing	X				

NOTE: ALL PERSONNEL COSTS INCLUDE SALARIES AND APPROVED LABOR BURDEN

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II. SAFETY, SECURITY, AND SERVICES					
DESCRIPTION	BASIC FEE	GEN CONDS.	A/E COST	OWNER COST	COST OF WORK
Safety Equipment					X
First Aid Supplies		X			
Handrails and Toe Boards					X
Opening Protection					X
Fire Extinguishers					X
Security Guard/Watchman Svcs.					X
Weekly Cleanup					X
Final Cleanup					X
Temporary Fencing					X
Covered Walkways					X
Barricades					X
Safety Nets					X
Dumpster Rental/Removal					X
Public Traffic Control					X
Construction Roadway Maintenance					X
Dust Controls					X
2-Way Radios/Cell Phones					X
Trash Chute & Hoppers					X
Snow and Ice Removal					X

III. FACILITIES, EQUIPMENT AND SERVICES					
DESCRIPTION	BASIC FEE	GEN CONDS.	A/E COST	OWNER COST	COST OF WORK
Office Trailer Rental		X			
Tool/Utility Trailer Rental		X			
Water/Ice		X			
Food/Drinks (other than water)	X				
Temporary Lighting/Wiring					X*
Power Expenses — Trailers					X*
Permanent Power					X*
Temporary Water Services					X*
Temporary Heat Expenses					X*
Temporary Cooling Expenses					X*
Temporary Toilets/Sewer Services		X			
Change/Shower Rooms		X			
Temporary Stairs					X
Temporary Enclosures/Partitions					X
Project Signs/Bulletin Boards		X			
On-site Telephone Expenses		X			
Temporary Roads Construction					X
Utility Trucks					X
Air Compressors					X
Dewatering Equipment					X
Generators					X
Miscellaneous Equipment					X
Fuel/Repairs/Maintenance					X

\* Utility usage costs will be carried as a reimbursible CM allowance

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IV. VERTICAL HOISTING					
DESCRIPTION	BASIC FEE	GEN CONDS.	A/E COST	OWNER COST	COST OF WORK
Less than 25 Ton					X
25 Ton and Greater					X

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V. REPRODUCTION AND PRINTING					
DESCRIPTION	BASIC FEE	GEN CONDS.	A/E COST	OWNER COST	COST OF WORK
Design Phase			X		
Cost Study Documents			X		
Systems Study Documents			X		
Bid Package Documents		X			
Post Bid Construction Documents		X			
Accounting Forms	X				
Field Reporting Forms	X				
Contract Agreements	X				
Schedule Report Forms	X				
Estimating Forms	X				
Cost Reporting Forms	X				
Presentation Charts and Graphics	X				
Value Analysis Studies	X				
Data Processing (In-House)	X				
Reference Materials	X				
Duplication Expense (Misc.)		X			
Shop Drawing Printing		X			
Assemble and Print Maintenance Manuals		X			
Assemble and Print Operation Manuals		X			
Special Forms	X				
Postage and Delivery Expense		X			

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VI. QUALITY CONTROL					
DESCRIPTION	BASIC FEE	GEN CONDS.	A/E COST	OWNER COST	COST OF WORK
Special Inspection Consultants				X	
Special Testing Consultants				X	
Concrete Testing				X	
Masonry Testing				X	
Compaction Testing				X	
Welding Inspections				X	
Soils Investigations				X	
Special Testing Services				X	
Field Office Supplies/Materials		X			
Project Photographs		X			
Warranty Inspection Coordination	X				
Air & Water Balancing					X
Operator On-site Training					X
Prepare Operation Manuals		X			
Prepare Maintenance Manuals		X			

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VII. PERMITS AND SPECIAL FEES					
DESCRIPTION	BASIC FEE	GEN CONDS.	A/E COST	OWNER COST	COST OF WORK
Storage Yard Rental					X
Parking Lot Rentals					X
Parking Fees					X
Curb & Gutter Permits				X	
Sign Permits				X	
Staking & Layout Fees/Costs					X
Sidewalk Permits				X	
Landscape Permits				X	
Street/Curb Design Charge				X	
Building Permits				X	
Plan Check Fees				X	
Water Connection Fee*				X	
Sanitary Connection Fee*				X	
Storm Connection Fee*				X	
Gas Service Charge*				X	
Power Service Charge*				X	
Special Tap Fees				X	
Contractors' Licenses					X
Royalties					X
Zoning Fees/Consultants				X	
Use Fees				X	
A.G.C. Fees	X				

NOTE: ALL PERSONNEL COSTS INCLUDE SALARIES AND APPROVED LABOR BURDEN

\*Represent final connection costs, not temporary.

VIII. INSURANCE AND BONDS					
DESCRIPTION	BASIC FEE	GEN CONDS.	A/E COST	OWNER COST	COST OF WORK
Builder's Risk Insurance *					X
Designer's Errors and Omissions			X		
General Liability					X
Completed Operations Liability *		X			
Excess Liability Coverage *		X			
CM Payment Bond *					X
CM Performance Bond *					X
Subcontractor Payment Bonds **					X
Subcontractor Performance Bonds**					X
Subcontractor Payment Bonds (using Subguard)**					X
Subcontractor Performance Bonds (using Subguard)**					X
Off-Site Insurance	X				
Off-Site Taxes	X				

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\* Insurance and bonds, while shown under the General Conditions heading, will each be separate NTE reimbursable costs.

\*\* If subcontractors are to be bonded, then the CM must determine to use one or the other type of bond. The CM cannot split between the two; for example, use all Subguard or all subcontractor bonds, not part Subguard and part subcontractor bonds. If Subguard is used, it will be a separate NTE reimbursable cost.

## Division of Project Cost Elements

IX. OTHER COSTS					
DESCRIPTION	BASIC FEE	GEN CONDS.	A/E COST	OWNER COST	COST OF WORK
Project Taxes					X
Construction Equipment					X
Construction Labor Costs					X
Construction Materials					X
Subcontractor Layout & Staking					X
Survey Controls and Benchmarks					X
Cost of Design & Engineering				X	
A/E Cost for Bid Packages			X		
Preliminary Soils Inspections				X	
Title/Development Cost				X	
Land Costs				X	
Financing/Interest Cost				X	
Interim Financing Costs				X	
Owner Change Contingency				X	
Building Operation after Move-in				X	
Building Maint. after Move-in				X	
Moving Coordination				X	
Moving Costs				X	
Corrective Work					X
Asbestos Abatement				X	
Lead Abatement					X
C.M. General Overhead Cost	X				
C.M. Profit/Margin	X				
Costs Over GMP	X				

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