



October 1, 2024

Joel T. Jones, MPA
 Durham County Engineering and Environmental Services
 201 East Main Street, Fifth Floor
 Durham, NC 27701

Subject: **Durham County Sheriff's Training Facility**
100 Electra Road, Durham, NC 27704
Final GMP Proposal - Revised

Dear Mr. Jones:

Per the meeting between Courtney Burkett, Jason Compton, Craig Herndon, Peri Manns and others in your office on September 25th, our proposed final guaranteed maximum price (Final GMP) for the above referenced project has been revised. The price is based on the construction documents dated June 17, 2024 and 4 Addenda. It includes the language per the contract draft made in April 2024. Amounts are as follows:

General Conditions Allowance

General Conditions					\$1,671,143.00
J. Rankin III Grading – Consulting per RFQ Response					\$232,000.00
Bond					\$87,743.00
Builder's Risk Insurance					\$76,924.00
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					\$2,067,810.00

Special Designated Allowances

Floor Wax	1.00	Isum	\$12,000.00	/Isum	\$12,000.00
Concrete Paving Reinforcing where unspecified	1.00	Isum	\$40,000.00	/Isum	\$40,000.00
Monument Sign	1.00	Isum	\$100,000.00	/Isum	\$100,000.00
Electra Road at Redmill Apron and DOT Requirements and Permits	1.00	Isum	\$62,000.00	/Isum	\$62,000.00



Septic System	1.00	Isum	\$100,000.00	/Isum	\$100,000.00
Solar Hot Water Piping Specifications Unknown	1.00	Isum	\$10,000.00	/Isum	\$10,000.00
Downspout Boots Supply	12.00	Isum	\$2,500.00	/Isum	\$30,000.00
Outdoor Emergency Shower Power	1.00	Isum	\$1,500.00	/Isum	\$1,500.00
Electra Road Maintenance	1.00	Isum	\$100,000.00	/Isum	\$100,000.00
Flat Screen TV and Wiring Allowance	1.00	Isum	\$30,000.00	/Isum	\$30,000.00
Temporary Utilities Allowance	1.00	Isum	\$36,000.00	/Isum	\$36,000.00
Landscaping Issues including additional topsoil	1.00	Isum	\$15,000.00	/Isum	\$15,000.00
LEED Contingency	1.00	Isum	\$200,000.00	/Isum	\$200,000.00
Gas Easement Contingency (borings, air bridges and other Dominion related expenses)	1.00	Isum	\$400,000.00	/Isum	\$400,000.00
Dewatering	1.00	Isum	\$10,000.00	/Isum	\$10,000.00
Additional Underground Conduit Quantities or Requirements	1.00	Isum	\$40,000.00	/Isum	\$40,000.00
#1 Unsatisfactory Soil Excavation and Disposal Offsite and Replacement with Suitable Soil	2,000.00	cuyd	\$62.50	/cuyd	\$125,000.00
#2 Trench Rock Removal and Replacement with Satisfactory Soil Material	10.00	cuyd	\$440.00	/cuyd	\$4,400.00
#3 Separation Geofabric	500.00	cuyd	\$6.50	/cuyd	\$3,250.00
					\$1,319,150.00

Cost of Work

01A	Cleaning				\$162,900.30
01C	Temporary Facilities				\$196,240.00
02A	Surveying				\$33,120.00
03A	Concrete				\$512,807.00
04A	Seat Wall Masonry				\$13,657.00
05A	Metals				\$127,200.00
06A	Wood Framing				\$359,710.00



06B	Finish Carpentry, Woodwork, Solid Surface Fabrication and Counters	\$139,995.00
07A	Dampproofing, Air Barriers, Sprayed Insulation, Joint Sealants and Foundation Drain	\$181,700.00
07B	Metal Roofing, Roof Specialties and Sealants and 07C Wall Panels	\$609,693.00
08A	Hollow Metal and Wood Doors, Frames and Hardware	\$92,900.00
08B	Sectional Doors	\$21,508.00
08C	Aluminum Storefront and Glazing	\$111,574.00
09A	Gypsum Board Assemblies and Insulation	\$298,550.00
09B	Ceramic Tile	\$35,281.00
09C	Acoustical Ceilings	\$17,500.00
09D	Cork and Resilient Flooring	\$131,605.00
09E	Fluid Applied Flooring	\$71,325.00
09F	Exterior and Interior Painting	\$74,600.00
10A	Specialties	\$121,800.00
10B	Signage	\$55,112.00
11A	Shooting Range Equipment	\$356,700.00
12A	Window Treatments	\$25,108.00
22A	Plumbing and Solar Hot Water Systems	\$319,000.00
23A	Heating, Ventilating, and Air-Conditioning	\$678,300.00
26A	Electrical, PV Panels, Communications and Fire Alarm	\$1,748,288.00
28A	Access Control and Security	\$134,791.42
31A	Site Demolition, Grading, Erosion Control and Water Utilities and 32A Paving	\$3,617,436.00
32B	Fencing	\$326,089.76
32C	Landscaping	\$206,280.00

Cost of Work

\$10,780,770.48



Subtotal of GC Allowance, Allowances, Cost of Work		14,167,730.48
CMAR Contingency	3.00 %	\$425,032.90
Unforeseen / Design Contingency	2.00 %	\$307,694.42
CMAR Fee	3.25 %	\$484,265.83
Total Construction Budget (Final GMP)		\$15,384,723.63

Alternates:

#1 for BEST Locks:	No Change
#3 for Paved Entrance Road:	\$80,774
#4 Flat Screens Included in Allowance Above	

The following is NOT included:

1. Subcontractor Insurance Coverage Amounts and Limits per the original RFP. We are requiring insurance coverage from subcontractors equal to the amounts we specified in our prequalification process.
2. Design errors and omissions insurance.
3. Well
4. DOT Permits
5. Site Plan Review and Permit Fees
6. Impact Fees
7. Furniture beyond specified Gladiator Equipment and Work benches
8. Special Inspections
9. Commissioning Agent
10. Projection Screens, Projectors and Flat Screen TV's specified in Division 11. These are included in an allowance.
11. Wallcoverings in specification. Location and size of wallcovering not specified.
12. Reimbursable Sales Tax per the "Special Notice".
13. FSC Certified Wood harvested within 100 miles of project. An attempt will be made but we cannot guarantee this product is available. Additional costs will be taken out of LEED Contingency.



Proposed HUB participation amounts are as follows:

General Conditions Allowance

Rankin III Grading	B	\$232,000.00
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Cost of Work

Trade Subcontractor Bid Packages

01A	Sparkle and Shine Cleaning	F	\$154,700.00
05A	Phillip's Iron Works	F	\$127,200.00
07A	NC Caulking and Waterproofing	H	\$181,700.00
07B&C	Highland Roofing	F	\$609,693.00
09A	Sears Contract	F	\$298,550.00
10A	AOA Signs		\$55,112.00

2nd Tier Subcontractors and Suppliers

22A	ADA Contracting, LLC	H	\$78,500.00
26A	Diversified Supply Inc.	B	\$432,072.00
31A	Austin Trucking, LLC	H	\$861,375.00

Cost of Work HUB Participation Total	\$2,798,902.00
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Total Project HUB Participation Total	\$3,030,902.00
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Feel free to contact us with any questions concerning the proposal. We plan to send the certified tabulation of the bids, copies of the bids received, the CMAR's recommendations for award, a report of the documentation of MWBE participation and documentation of the good faith efforts of the bidders shortly.

Sincerely,

Charles T. Wilson III
President
C.T. Wilson Construction Co., Inc.
charlie@ctwilson.com
(919) 949-2014

Cc: Charles Nickelson, RND Architects, PA