

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: January 20, 2021

SUBJECT: Blue Ridge Community College Building

PRESENTER: John Mitchell, Business and Community Development Director

ATTACHMENTS: Yes
(1) Guaranteed Maximum Price

SUMMARY OF REQUEST:

At the August 21, 2019 meeting of the Board of Commissioners, the board approved a contract for Clark Nexsen to design an addition and renovation of the Patton Building on the Campus of Blue Ridge Community College. At the December 2, 2019 meeting Vannoy Construction was selected as the Construction Manager at Risk (CMR) for the project.

Part of the CMR process is to provide a Guaranteed Maximum Price (GMP). After soliciting bids according to North Carolina law, staff and Vannoy held a public bid opening on December 3, 2020. The resulting GMP is composed of the lowest acceptable bids from that process.

The attached GMP contains a construction budget for the project of \$ 19,863,729. The total project budget for the new facility and the renovation to the Patton Building remains \$23,000,000.

The approved schedule is for the work to be completed for the fall term of 2022.

BOARD ACTION REQUESTED:

Accept the Guaranteed Maximum Price and direct staff to proceed with the project.

Suggested Motion(s):

I move to accept the Guaranteed Maximum Price and direct staff to continue the project.



Blue Ridge Community College - Patton Hall
GMP Estimate
Flat Rock, NC
Date: 11-Jan-21

DESCRIPTION:	DD ESTIMATE 7-10-20	CD ESTIMATE 12-30-20	VARIANCE
CURRENT DD BUDGET ESTIMATE	\$ 20,637,923	\$ 19,927,590	\$ (710,333)
ACCEPTED ALTERNATES	\$ 836,061	\$ -	\$ (836,061)
SUBTOTAL	\$ 21,473,984	\$ 19,927,590	\$ (1,546,394)
VE - ACCEPTED	\$ (1,144,522)	\$ (63,861)	\$ 1,080,660
	\$ 20,329,463	\$ 19,863,729	\$ (465,734)
Owner's Budget (w/o permits)	\$ 20,086,443	\$ 20,086,443	\$ -
TOTAL OVER/UNDER OWNER'S BUDGET	\$ 243,020	\$ (222,714)	\$ (465,734)
VALUE OF REMAINING ALTERNATES	\$ 644,538	\$ 766,530	\$ 121,992



Blue Ridge Community College - Patton Hall
 FGMP Estimate
 Flat Rock, NC
 Date: 1/11/2021

NEW BUILDING (GSF) 51,065
 RENOVATIONS (GSF) 28,933
 TOTAL SF = 79,998
 CONSTRUCTION TOTAL \$ / SF = \$ 249.10

WORK TRADE DESCRIPTION:	Site Work	New Building	Renovations	TOTAL
1 GENERAL TRADES	\$ 25,000	\$ 102,130	\$ 86,799	\$ 213,929
2 SITEWORK	\$ 1,731,875	\$ -	\$ -	\$ 1,731,875
3 LANDSCAPING ALLOWANCE	\$ 75,000	\$ -	\$ -	\$ 75,000
4 DEMOLITION	\$ 186,500	\$ -	\$ 377,000	\$ 563,500
5 SOIL UNDERCUT	\$ -	\$ -	\$ -	\$ -
6 CAST IN PLACE CONCRETE	\$ -	\$ 1,107,666	\$ 58,136	\$ 1,165,802
7 PRECAST CONCRETE	\$ -	\$ -	\$ -	\$ -
8 MASONRY	\$ -	\$ 1,173,421	\$ 3,285	\$ 1,176,706
9 STRUCTURAL STEEL	\$ -	\$ 1,265,904	\$ 142,000	\$ 1,407,904
10 FINISH CARPENTRY & MILLWORK	\$ -	\$ 166,423	\$ -	\$ 166,423
11 SPRAY FIREPROOFING	\$ -	\$ 28,072	\$ -	\$ 28,072
12 CAULKING & WATERPROOFING	\$ -	\$ 266,000	\$ -	\$ 266,000
13 EIFS	\$ -	\$ 45,128	\$ 1,540	\$ 46,668
14 ROOFING SYSTEMS	\$ -	\$ 407,915	\$ 2,500	\$ 410,415
15 DOORS, FRAMES, & HARDWARE	\$ -	\$ 148,609	\$ 93,859	\$ 242,468
16 OH DOORS, DOORS, FRAMES, & HARDWARE	\$ -	\$ 64,765	\$ -	\$ 64,765
17 GLASS & GLAZING SYSTEMS	\$ -	\$ 424,544	\$ 131,000	\$ 555,544
18 DRYWALL ASSEMBLIES	\$ -	\$ 1,023,819	\$ 468,825	\$ 1,492,644
19 ACOUSTICAL WORK	\$ -	\$ -	\$ -	\$ -
20 RESILIENT FLOORING & CARPET	\$ -	\$ 149,750	\$ 104,100	\$ 253,850
21 WOOD FLOORING	\$ -	\$ 29,080	\$ -	\$ 29,080
22 PAINTING	\$ -	\$ 95,565	\$ 54,050	\$ 149,615
23 HARD TILE	\$ -	\$ 53,762	\$ 39,703	\$ 93,465
24 SPECIALTIES	\$ -	\$ 72,862	\$ 22,750	\$ 95,612
25 SIGNAGE	\$ -	\$ 32,107	\$ 13,280	\$ 45,387
26 WINDOW TREATMENTS	\$ -	\$ -	\$ -	\$ -
27 KITCHEN EQUIPMENT	\$ -	\$ -	\$ -	\$ -
28 CANOPIES	\$ -	\$ -	\$ -	\$ -
29 FIXED AUDIENCE SEATING	\$ -	\$ 32,356	\$ -	\$ 32,356
30 LAB CASEWORK & EQUIPMENT	\$ -	\$ 243,554	\$ -	\$ 243,554
31 ELEVATORS	\$ -	\$ 93,377	\$ -	\$ 93,377
32 FIRE SPRINKLER	\$ -	\$ 91,000	\$ 160,000	\$ 251,000
33 PLUMBING SYSTEMS	\$ -	\$ 918,396	\$ 347,790	\$ 1,266,186
34 HVAC & MECHANICAL SYSTEMS	\$ -	\$ 1,086,040	\$ 581,200	\$ 1,667,240
35 ELECTRICAL SYSTEMS	\$ -	\$ 1,390,450	\$ 915,200	\$ 2,305,650
36 LOW VOLTAGE SYSTEMS (BY OWNER)	\$ -	\$ -	\$ -	\$ -
37 VE ITEMS ACCEPTED BUT NOT INCLUDED IN DETAIL	\$ -	\$ -	\$ -	\$ -
38 - ALT A-1 "FLEX LABS"	\$ -	\$ 320,381	\$ -	\$ 320,381
39 SUB DEFAULT INSURANCE	\$ 29,266	\$ 152,434	\$ 52,244	\$ 233,944
40 BUILDING PERMIT FEES	\$ -	\$ -	\$ -	\$ -
DIRECT COST SUBTOTAL	\$ 2,047,641	\$ 10,985,511	\$ 3,655,260	\$ 16,688,413
41 CONSTRUCTION CONTINGENCY	\$ 93,825	\$ 488,687	\$ 167,488	\$ 750,000
42 DESIGN / ESTIMATE CONTINGENCY (2%)	\$ -	\$ -	\$ -	\$ -
43 ESCALATION	\$ -	\$ -	\$ -	\$ -
COST OF WORK SUBTOTAL	\$ 2,141,466	\$ 11,474,198	\$ 3,822,748	\$ 17,438,413
44 GENERAL LIABILITY & P&P BOND	\$ 51,078	\$ 273,145	\$ 91,450	\$ 415,673
45 BUILDERS RISK	\$ 5,541	\$ 29,634	\$ 9,921	\$ 45,097
46 GENERAL CONDITIONS	\$ 124,172	\$ 961,919	\$ 233,623	\$ 1,319,714
47 CM FEE - 3.75%	\$ 87,085	\$ 465,694	\$ 155,915	\$ 708,694
48	\$ -	\$ -	\$ -	\$ -
BASE BID TOTAL	\$ 2,409,343	\$ 13,204,591	\$ 4,313,657	\$ 19,927,590
COST \$ / SQUARE FOOT	\$ 30.12	\$ 252.31	\$ 149.09	\$ 249.10

Low Bidder/\$\$ may change depending on which alternates are accepted

Alternates:

		Amount	Accepted
		Included Above	Included Above
1 Alt A-1 "Flex Labs"			
2 Alt A-2 "Roof Screens"	ADD	\$ 418,421	
3 Alt A-3 "Markerboard Covering at Classrm Walls"	ADD	\$ 81,995	
4 Alt A-4 "Owner Preferred Hardware"	ADD	No Change	No Change
5 Alt A-5 "Deduct to Change LVT-1 to VCT-1"	DEDUCT	\$ (15,600)	
6 Alt F-1 "Owner Preferred Fire Alarm System"		No Change	No Change
7 Alt M-1 "Owner Preferred DDC Controls"	ADD	\$ 175,724	
8 Alt E-1 "IBEC System"	ADD	\$ 105,990	
		\$ 766,530	\$ -

TOTAL WITH ALTERNATES \$ 19,927,590



Blue Ridge Community College - Patton Hall
 FGMP Estimate
 Flat Rock, NC

Date: 1/11/2021
 Total SF: 79,998

WORK TRADE DESCRIPTION:	SD ESTIMATE TOTAL Site+New+Reno (4/2/2020)	DD TOTAL w/ Accepted VE+ALTS	GMP TOTAL Site+New+Reno	Variance - DD Estimate to CD Estimate	Notes
1 GENERAL TRADES	\$ 228,321	\$ 213,929	\$ 213,929	\$ -	
2 SITEWORK	\$ 1,519,067	\$ 1,249,670	\$ 1,731,875	\$ 482,205	
3 LANDSCAPING ALLOWANCE	\$ 72,270	\$ 73,270	\$ 75,000	\$ 1,730	
4 DEMOLITION	\$ 751,569	\$ 833,344	\$ 563,500	\$ (269,844)	
5 SOIL UNDERCUT	\$ 87,500	\$ 87,500	\$ -	\$ (87,500)	
6 CAST IN PLACE CONCRETE	\$ 1,228,063	\$ 1,429,372	\$ 1,165,802	\$ (263,570)	
7 PRECAST CONCRETE	\$ -	\$ -	\$ -	\$ -	
8 MASONRY	\$ 699,820	\$ 913,258	\$ 1,176,706	\$ 263,448	
9 STRUCTURAL STEEL	\$ 1,583,641	\$ 1,718,421	\$ 1,407,904	\$ (310,517)	
10 FINISH CARPENTRY & MILLWORK	\$ 94,692	\$ 145,725	\$ 166,423	\$ 20,698	
11 SPRAY FIREPROOFING	\$ 40,375	\$ 20,770	\$ 28,072	\$ 7,302	
12 CAULKING & WATERPROOFING	\$ 309,347	\$ 376,491	\$ 266,000	\$ (110,491)	
13 EIFS	\$ 268,150	\$ 88,880	\$ 46,668	\$ (42,212)	
14 ROOFING SYSTEMS	\$ 326,621	\$ 347,501	\$ 410,415	\$ 62,914	
15 DOORS, FRAMES, & HARDWARE	\$ 400,600	\$ 402,671	\$ 307,233	\$ (95,438)	
16 GLASS & GLAZING SYSTEMS	\$ 1,121,103	\$ 877,445	\$ 555,544	\$ (321,901)	
17 DRYWALL ASSEMBLIES	\$ 1,065,296	\$ 1,513,758	\$ 1,492,644	\$ (21,114)	
18 ACOUSTICAL WORK	\$ 280,340	\$ -	\$ -	\$ -	
19 RESILIENT FLOORING & CARPET	\$ 263,113	\$ 221,168	\$ 282,930	\$ 61,762	
20 PAINTING	\$ 238,596	\$ 141,003	\$ 149,615	\$ 8,612	
21 HARD TILE	\$ 175,135	\$ 177,721	\$ 93,465	\$ (84,256)	
22 SPECIALTIES	\$ 74,810	\$ 61,715	\$ 95,612	\$ 33,897	
23 SIGNAGE	\$ -	\$ -	\$ 45,387	\$ 45,387	
24 WINDOW TREATMENTS	\$ -	\$ -	\$ -	\$ -	
25 KITCHEN EQUIPMENT	\$ -	\$ -	\$ -	\$ -	
26 CANOPIES	\$ 49,100	\$ 20,500	\$ -	\$ (20,500)	
27 FIXED AUDIENCE SEATING	\$ -	\$ 39,850	\$ 32,356	\$ (7,494)	
28 LAB CASEWORK & EQUIPMENT	\$ 209,600	\$ 294,450	\$ 243,554	\$ (50,896)	
29 ELEVATORS	\$ 172,500	\$ 125,000	\$ 93,377	\$ (31,623)	
30 FIRE SPRINKLER	\$ 368,739	\$ 265,909	\$ 251,000	\$ (14,909)	
31 PLUMBING SYSTEMS	\$ 1,095,480	\$ 552,840	\$ 1,266,186	\$ 713,346	
32 HVAC & MECHANICAL SYSTEMS	\$ 2,136,624	\$ 2,227,694	\$ 1,667,240	\$ (560,454)	
33 ELECTRICAL SYSTEMS	\$ 2,602,860	\$ 2,213,022	\$ 2,305,650	\$ 92,628	
34 LOW VOLTAGE SYSTEMS (BY OWNER)	\$ -	\$ -	\$ -	\$ -	
35 DRAMA ROOM UPFIT	\$ (169,201)	\$ -	\$ -	\$ -	
36 LAB FLEX UPFIT	\$ (481,785)	\$ 250,000	\$ 320,381	\$ 70,381	
37 ARTS & SCIENCE BUILDING ABATEMENT & DEMOLITION	\$ (405,047)	\$ -	\$ -	\$ -	Included in Demo
38 GENERAL STUDIES BUILDING ABATEMENT & DEMOLITION	\$ (209,847)	\$ -	\$ -	\$ -	Included in Demo
39 TURN OVER PROJECT SUMMER OF 2022 ILO WINTER BREAK	\$ (819,703)	\$ -	\$ -	\$ -	
40 VE ITEMS ACCEPTED BUT NOT INCLUDED IN DETAIL	\$ (787,500)	\$ -	\$ -	\$ -	
41 - REDUCTION OF GROUND FLOOR BY 1,075 SF	\$ -	\$ (188,300)	\$ -	\$ 188,300	
42 SUB DEFAULT INSURANCE	\$ 208,447	\$ 213,404	\$ 233,944	\$ 20,540	
43 BUILDING PERMIT FEES	\$ -	\$ -	\$ -	\$ -	
DIRECT COST SUBTOTAL	\$ 14,798,697	\$ 16,907,981	\$ 16,688,413	\$ (219,568)	
44 CONSTRUCTION CONTINGENCY	\$ 500,275	\$ 512,171	\$ 750,000	\$ 237,829	
45 DESIGN / ESTIMATE CONTINGENCY (2%)	\$ 667,033	\$ 341,448	\$ -	\$ (341,448)	Spent in items above
46 ESCALATION	\$ 333,517	\$ -	\$ -	\$ -	NIC in DD or CD estimate
COST OF WORK SUBTOTAL	\$ 16,299,522	\$ 17,761,600	\$ 17,438,413	\$ (323,187)	
47 GENERAL LIABILITY & P&P BOND	\$ 452,442	\$ 438,994	\$ 415,673	\$ (23,321)	
48 BUILDERS RISK	\$ 49,085	\$ 47,467	\$ 45,097	\$ (2,371)	
49 GENERAL CONDITIONS	\$ 1,654,659	\$ 1,332,945	\$ 1,319,714	\$ (13,231)	
50 CM FEE - 3.75%	\$ 800,310	\$ 748,457	\$ 708,694	\$ (39,763)	
51	\$ 819,703	\$ -	\$ -	\$ -	
TOTAL	\$ 20,075,721	\$ 20,329,463	\$ 19,927,590	\$ (401,872)	

Blue Ridge Community College - Patton Hall
FGMP Estimate
Estimate Clarifications

Item	Description
-------------	--------------------

Division 1 - General

- 1.1 Pricing based upon construction documents prepared by Clark Nexsen dated 10/19/2020.
- 1.2 Price based upon construction document project manual prepared by Clark Nexsen dated 10/19/2020.
- 1.3 Pricing based upon new construction totaling 78,703 sf.
 - New Building - 47,263 sf
 - Renovations - 31,439 sf
- 1.4 Includes Lump Sum insurances, bond and fee.
- 1.5 Construction, materials and special inspection testing to be by Owner
- 1.6 Third party MEP commissioning is excluded from estimate.
- 1.7 Pricing includes construction contingency .
- 1.8 Pricing excludes material escalation contingency
- 1.9 Pricing excludes building permit fees and inspections
- 1.10 Pricing excludes tap and/or impact fees
- 1.11 Pricing includes performance and payment bond.
- 1.12 Pricing includes builders risk insurance.
- 1.13 Estimate breakouts between "new" and "renovation" are approximate estimates for accounting purposes only and may not match actual Schedule of Values.
- 1.14 Upfit of Flex Labs is not included in Base Budget. See Alternates.
- 1.15 No allowances have been included in the FGMP other than those specifically listed in each respective Division.

- 1.16 See attached Pricing and Accepted Value Engineering (VE).
- 1.17 Pricing based on the following items provided and installed by Owner:
 - Furniture, interior and exterior
 - Artwork hung on walls
 - Rugs
 - Window and door blinds See Alternates)
 - Cable (CATV) systems
 - TVs
 - Wireless data systems
 - Access data systems
 - Access control security systems
 - Dumpster(s) including dumpster pad(s) or surrounding fence(s)
 - Security system
 - Sound system
 - Residential appliances
- 1.18 LEED or any other sustainability certifications are not included.
- 1.19 The following items are not included in the estimate
 - Rock pinning or excavation
 - Unforeseen hazardous materials
- 1.20 BIM Coordination and interior modeling are being provided as part of our construction services, and the cost for this is included in our GMP. Those services include:
 - a. Mechanical, Plumbing, and Electrical modeling and coordination drawings.
 - b. Coordinated MPE shop drawings.
 - c. These services provided solely on ClarkNexsen's contract documents.
 - d. Does not include 3d modeling, sprinkler layout coordination, refrigerant piping.

e. JRV assumes that design team will reference these shop drawings to assist in their responses to RFIs, submittals, etc.

Division 2 - Sitework/Demolition

- 2.1 Landscaping Allowance of \$75,000 is included.
- 2.2 Deep foundations are excluded.
- 2.3 Unsuitable soils excavation and remediation Allowance is included.
- 2.4 Rock excavation and remediation is excluded other than specified allowance.
- 2.5 Select demolition of specific areas of existing Patton building as shown in contract documents is included.
Removal and/or relocation of existing overhead and underground electrical, telephone and power poles are
- 2.6 assumed to be by the local electrical utility and costs are not included.
- 2.7 Demolition of the existing General Studies and Arts & Sciences buildings to be completed following turnover of the new Patton Hall Interior Renovation and Addition beyond the contractual completion date of May 31st, 2022.

- 2.8 Owner to provide stockpile location on Blue Ridge Community College campus for suitable spoils removed from the project site, including wet suitable soils. Unsuitable soils will be removed from campus.
- 2.9 An allowance of \$29,000 has been included in the FGMP for temporary access roads as directed by the CMAR.

Division 3 - Concrete

- 3.1 Exposed concrete is included as "As-Cast" finish u.n.o.

Division 4 - Masonry

- 4.1 We have included brick veneer material allowance of \$450/m. Final brick selection TBD.

Division 5 - Metals

- 5.1 Roof screen to be a prefabricated unit provided by manufacturer. No steel has been included per Detail 1/S402 as the detail no longer applies to this project.
- 5.2 Infill of existing openings in elevated slab at the renovation areas only included where shown per plan.

Division 6 - Carpentry

- 6.1 Classroom 202 included as laboratory casework.
- 6.2 We have not included FSC certified wood for millwork finished materials of any kind, in wall blocking, or exterior sheathing.
- 6.3 Casework in rooms 140 and 142 are excluded. Casework in room 287 included as plastic laminate base sink cabinet, scaled per floor plan as no elevation provided.
- 6.4 Requirement for use of regional materials within 500 miles is excluded.

Division 7 - Thermal and Moisture Control

- 7.1 Spray resistive fire proofing and intumescent paint only included where dictated per floor plan Key Note F13. Intumescent paint included at locations indicated per Key Note F95 and further clarification per Addendum #1, Item #1. No other fire proofing included. See Exhibit M for locations where spray applied fire proofing has been included.
- 7.2 Patch, repair, and replacement of existing Patton Hall roof is excluded with exception to all new MEP penetrations and curbs in Area C and D where shown per contract drawings and where tie-in required at new to existing.

Division 8 - Openings

- 8.1 Final keying is by owner.
- 8.2 We include coordination with Owner's Access Control vendor.
- 8.3 No sidelites included adjacent doors in rooms 140C, 140B, and 140A.

Division 9 - Finishes

9.1 No wall tile included at elevation D2/AE410.

9.2 An quantity allowance of (20) 50 lb bags of floor leveler/patch have been included for tile installation.

9.3 A quantity allowance of (50) 50 lb bags of floor leveler/patch have been included for resilient flooring and carpet installation.

Division 10 - Accessories

10.1 Toilet partitions & accessories are included as:

- Plate Glass Mirrors
- Surface mounted paper towel dispensers
- Soap dispensers
- Electric hand dryers
- Shelf w/ Mop and Broom Holder
- Baby changing station
- Surface mounted toilet paper holder
- Surface mounted sanitary napkin disposal
- Floor mounted, overhead braced toilet partitions
- Urinal screens
- Grab Bars

10.2 Signage is included.

Division 11 - Equipment

11.1 Residential appliances are excluded

11.2 Televisions excluded from estimate

11.3 Furniture excluded from estimate

Division 12 - Furnishings

12.1 Contractor not responsible for fume hoods that do not meet testing requirements following installation and HVAC hook-ups if due to fault within hood provided by owner. Costs for replacement of hood, including all material and labor, if directed by the Owner, are to be claimable via a change order to the CMAR.

12.2 Classroom 202 is priced and included as laboratory wood casework with epoxy resin countertops.

12.3 Only standard finishes on laboratory casework fixtures are included in base price.

12.4 Requirement for use of regional materials within 500 miles is excluded.

12.5 Laminar flow hood priced as 4 foot size unit. Drawings appear to scale to a 5 foot unit, but this size is not available from the manufacturer.

12.6 Owner to provide letter stating existing laboratory casework and fume hoods are free from asbestos and have been cleaned of all chemicals prior to relocation.

Division 13 - Special Construction

13.1 Not Applicable

Division 14 - Conveying Systems

14.1 Wheelchair lift is not included.

Division 15 - Fire Sprinkler, Plumbing and Mechanical

15.1 Wet system is included in new building and renovation

15.2 Our proposal assumes adequate flow and pressure are available from the public water supply so a water storage tank is not included for the fire protection system.

15.3 Fire pump is excluded

15.4 Chemical cleaning of the fire suppression system is excluded.

- 15.5 All components for the acid dilution tank are included where specified per the contract drawings including concrete vault, removable top, 48 inch manhole cover, PH monitor and acid dilution tank model #MI-NEUT-300. All additional optional accessories, beyond the aforementioned, for the Acid Dilution Tank are excluded. No specification provided for the Acid Dilution Tank.
- 15.6 New insulation at ductwork to remain in renovation areas C & D is excluded.
- 15.7 DDC Controls included per base bid will not contain the capability to be integrated into the JCI front end software and will require a separate front end and login.
- 15.8 We have not included stand alone seismic designs for each MEP discipline.
- 15.9 A temporary conditioning allowance of \$75,000 for HVAC has been included in the FGMP to be used as directed by the CMAR.
- 15.10 A temporary conditioning allowance of \$7,500 for electrical connections has been included in the FGMP to be used as directed by the CMAR. This is in addition to the allowance per item 15.9

Division 16 - Electrical

- 16.1 We have not included stand alone seismic designs for each MEP discipline.
- 16.2 Generator relocation is included.
- 16.7 Access controls are excluded
- 16.8 Site lighting is excluded
- 16.11 Fire department radio repeater system is not included
- 16.12 Mass Notification System is included.
- 16.13 The following low voltage system are included as stated:
 - a. Fire Alarm - complete system
 - b. Intercom - conduit and back boxes only.
 - c. Tele/Data - conduit and back boxes only
 - d. CATV - conduit and back boxes only
 - e. Security (card access, cameras, etc.) - conduit and back boxes only
- 16.14 Owner to provide temporary generator, including delivery and haul-off, for emergency power at the existing to remain IT room in the Patton Hall Building. CMAR includes connection and disconnection of the temporary generator only.
- 16.15 Interior salvaged light fixtures are to be removed by the owner. CMAR to coordinate with owner for removal. Site light fixtures, where noted to be salvaged, shall be removed by the CMAR and turned over to the owner.
- 16.16 Emergency generator to be relocated at the end of the project per the Owner's request due to location of below grade telecommunication fiber cable. The relocation must be allowed to be scheduled with sufficient time to complete the concrete pad, connections, and fencing prior to the project completion date and release of certificate of occupancy by the AHJ.
- 16.17 Costs for Duke Energy relocation of overhead power lines for the existing General Studies and Arts & Sciences building is excluded. CMAR includes coordination with Duke Energy only.

Henderson County/Blue Ridge Community College

BRCC Patton Hall Renovation and Addition

Flat Rock, NC

1/11/2021



Blue Ridge Community College - Patton Hall Interior Renovation and Addition

Value Engineering Log

Item No.	CSI Division	Description	Designer/Owner Input Required	Designer/Owner Input	Value	Status	Rejected	Pending	Accepted Savings
VE - 01	04	ELIMINATE SLOPED BRICK HEADERS AT WINDOWS. MAINTAIN SIMILAR BRICK COURSING			(\$58,379.40)	Rejected	(\$58,379.40)		
VE - 02	04	UTILIZE HOT DIPPED GALVANIZED BRICK TIES ILO STAINLESS STEEL			(\$7,083.20)	Accepted			(\$7,083.20)
VE - 03	04	SIMPLIFY THE BRICK PATTERNS OVERALL. REMOVE 1/3 OF THE VERTICAL REVEALS CREATED BY THE CUSTOM NOTCHED BRICK. SAVINGS IS SEPARATE AND STAND-ALONE FROM VE-04. ACCEPTANCE OF ONE MAY AFFECT THE OTHER. WILL NEED TO RE-EVALUATE VE IF BOTH VE-03 AND VE-04 ARE ACCEPTED.	Y	I would request a price to remove 1/3 of the vertical reveals created by the custom notched brick. In other words, the elevations would be revised to remove 1 of every 3. Since the project is predominantly masonry, the team needs to consider whether the facade will be successfully received if detail is removed.	(\$6,249.10)	Pending		(\$6,249.10)	
VE - 04	04	REPLACE CUSTOM BRICK #4-NOTCHED STRETCHER WITH RECESSED HALF BRICK. WILL NEED TO RE-EVALUATE IF BOTH VE-03 AND VE-04 ARE ACCEPTED.			(\$16,698.00)	Pending		(\$16,698.00)	
VE - 05	04	UTILIZE COPPER OR STAINLESS STEEL CLAD FLASHING IN LIEU OF "STAINLESS STEEL FLASHING TO SUPPORT FLEXIBLE THRU FLASHING." SEE DETAIL A3/AE520 AND SIMILAR. PRODUCT PRICED IS "MIGHTY FLASH" BY		Something like a York Manufacturing Flash Vent SS would be a worth alternative. Please also request a price to remove all stainless steel flashing at those details and use flexible flashing only.	(\$5,282.00)	Rejected	(\$5,282.00)		
VE - 06	04	ELIMINATE SS DRIP EDGE AT LINTELS PER DETAIL C3/AE521 AND SIMILAR			NO SAVINGS OFFERED	Rejected			
VE - 07	05	MONUMENTAL STAIR. REVISE GUARD RAILS TO STANDARD ROUND OR SQUARE PICKETS. ELIMINATE FULL HEIGHT AND PROVIDE STANDARD HEIGHT AT LANDING AND BRIDGE AND STAIR SEPARATE. ELIMINATE NOMMA 1 FINISH	Y	I would request lump sum pricings from the subcontractor for the current railings at stairs E and F. We can then do a simple per lf cost comparison to see what kind of savings the team might be able to achieve before we embark on a redesign. My feeling is we will not find substantial savings in this area.	(\$32,356.53)	Pending		(\$32,356.53)	
VE - 08	05	SIMPLIFY STEEL MISCELLANEOUS METALS OVERALL. SUGGESTIONS FROM MISC. STEEL VENDOR			NO SAVINGS OFFERED	Rejected			
VE - 09	06	ELIMINATE "FSC PURE" REQUIREMENT FOR WOOD PRODUCTS UTILIZED IN STANDARD CASEWORK (NON-LABORATORY)			\$0.00	Pending		\$0.00	

Item No.	CSI Division	Description	Designer/Owner Input Required	Designer/Owner Input	Value	Status	Rejected	Pending	Accepted Savings
VE - 10	07	ELIMINATE ALL ROOF BALLAST/SACRIFICIAL SHEET AT LOW 1ST LEVEL ROOF AND REVISE TO MECHANICALLY FASTENED TPO			(\$2,185.00)	Rejected	(\$2,185.00)		
VE - 11	07	FURNISH AND INSTALL CITYSCAPES EQUIPMENT MOUNTED MECHANICAL SCREENS IN LIEU OF SPECIFIED			\$0.00	Rejected			
VE - 12	08	REMOVE REQUIREMENT FOR ARGON INNERSPACE AT INSULATED GLASS			(\$4,786.00)	Rejected	(\$4,786.00)		
VE - 13	08	REVISE FIRE RATED STOREFRONT TO FIRE RATED HOLLOW METAL FRAMES AND DOORS WITH FIRE RATED GLASS WHERE SHOWN. INCLUDES ELEVATIONS D1/INT-R, C1/INT-R, B1/INT-R			(\$21,668.55)	Rejected	(\$21,668.55)		
VE - 14	08	REDUCE FINISH SELECTION OF STOREFRONT FROM SPECIFIED FULL RANGE TO CLASS 1 DARK BRONZE ANODIZED OR CLEAR ANODIZED			(\$5,460.00)	Accepted			(\$5,460.00)
VE - 15	08	PROVIDE FACE WELDED INTERIOR HOLLOW METAL FRAMES IN LIEU OF FULLY WELDED			NO SAVINGS OFFERED	Rejected			
VE - 16	09	SIMPLFY OR REMOVE ACT CLOUD CEILINGS ACT-6	Y		VOID	Rejected			
VE - 17	09	PROVIDE G60 COATING AT EXTERIOR METAL STUDS IN LIEU OF G90			(2,586.85)	Rejected	(\$2,586.85)		
VE - 18	09	INSTALL XP GYP BOARD IN LIEU OF CEMENT BOARD AT TILE WALLS			(2,366.45)	Accepted			(\$2,366.45)
VE - 19	09	REDUCE WALL TILE TO 5 FOOT HEIGHT AFF			(\$9,602.60)	Accepted			(\$9,602.60)
VE - 20	09	UTILIZE DAL-TILE QUARRY TEXTURES TILE 6X6 IN LIEU OF RS-1.			(\$3,963.40)	Accepted			(\$3,963.40)
VE - 21	09	REVISE POLISHED CONCRETE TO SEALED/DENSIFIED CONCRETE. INCLUDED AT ALL POLISHED CONCRETE LOCATIONS INCLUDING ALT-A1 FLEX LABS			(\$8,550.00)	Accepted			(\$8,550.00)
VE - 22	09	REVISED SPEC FOR STAGE FLOORING TO WOOD OR SHEET GOODS. PROVIDE ROBBINS "LE LENA STUDIO B" PERFORMING ARTS WOOD FLOATING FLOOR SYSTEM IN LIEU OF SPECIFIED FOR STAGE FLOORING WD-1.			(\$3,759.39)	Rejected	(\$3,759.39)		
VE - 23	12	LAB FUME HOOD FRP LINER IN LIEU OF EPOXY. THIS WOULD EXCEED SPEC REQUIREMENTS WITH SUPERIOR FLAME & IMPACT RESISTANCE WHILE HAVING SIMILAR, IF NOT BETTER, CHEMICAL RESISTANCE.			(\$6,860.00)	Accepted			(\$6,860.00)
VE - 24	12	REMOVE SEPARATE TOEKICK AND INTEGRATE INTO CABINET BODY AT LAB CASEWORK			(\$1,824.00)	Accepted			(\$1,824.00)

Item No.	CSI Division	Description	Designer/Owner Input Required	Designer/Owner Input	Value	Status	Rejected	Pending	Accepted Savings
VE - 25	22	PROVIDE 1" THICKNESS INSULATION AT ALL COLD WATER PIPING ILO SPECIFIED THICKNESS. 1-1/2" THICK INSULATION AT ALL HOT WATER PIPING LARGER THAN 1-1/4" ILO SPECIFIED THICKNESS. ONLY THICKNESS IS CHANGED, SPECIFIED INSULATION REMAINS SAME			(\$7,989.50)	Pending		(\$7,989.50)	
VE - 26	22	PROVIDE 1" THICKNESS INSULATION AT ROOF DRAIN PIPING ILO SPECIFIED THICKNESS. ONLY THICKNESS IS CHANGED, SPECIFIED INSULATION REMAINS SAME			(\$2,906.05)	Accepted			(\$2,906.05)
VE - 27	22	INSULATE HORIZONTAL ROOF DRAIN PIPING ONLY. ELIMINATE INSULATION AT VERTICAL ROOF DRAIN PIPING			(\$5,333.30)	Rejected	(\$5,333.30)		
VE - 28	22	PROVIDE PVC UNDERGROUND PLUMBING IN LIEU OF CAST IRON FOR ALL PIPE EXCEPT ACID WASTE.			NO SAVINGS OFFERED	Rejected			
VE - 29	23	REVISE ELASTOMERIC LINER TO GLASS FIBER LINER AT DUCTWORK. JM LINACOUSTIC RC FIBER GLASS CUT LINER ILO SPECIFIED ELASTOMERIC LINER.			(\$2,375.00)	Accepted			(\$2,375.00)
VE - 30	23	ELIMINATE UV LIGHTS IN HVAC. RTU'S CAN BE RETROFITTED AT A LATER DATE IF DESIRED.			(\$8,550.00)	Accepted			(\$8,550.00)
VE - 31	23	REMOVE REQUIREMENT FOR SEISMIC/WIND RATED VIBRATION-ACOUSTICAL CURBS AT MECHANICAL CURBS, PROVIDE STANDARD 15 INCH KNOCK DOWN CURBS AND INFILL CURBS WITH (2) LAYERS OF 1/2" MOISTURE RESISTANT GYP BOARD AND 8" THICK, 4LB DENSITY MENRAL WOOL. NO STC RATING AVAILABLE ON STANDARD CURBS PER MANUFACTURER. SEE DETAIL AND STANDARD CURB CUT-SHEET		Please have sub provide manufacturer data showing what this proposal would result with. Acoustical curbs were selected because the units sit directly above program space.	(\$44,892.25)	Pending		(\$44,892.25)	
VE - 32	23	HVAC VE OF INSULATION ON ALL DUCT AND PIPING			\$0.00	Rejected	\$0.00		
VE - 33	23	REVISE FLEX LAB DUCT TO EXTERNALLY WRAPPED RECTANGULAR DUCT ABOVE CEILING	Y		\$0.00	Rejected	\$0.00		
VE - 34	23	UTILIZE LINED RETURN FLEX BOOTS IN LIEU OF SPECIFIED RIGID DUCT RETURN BOOTS			(\$3,458.00)	Pending		(\$3,458.00)	
VE - 35	26	PROVIDE AND INSTALL MC IN LIEU OF RIGID CONDUIT FOR ENTIRE BASE BID. EMT CONDUIT TO REMAIN AT ALL EXPOSED LOCATIONS.			(\$22,800.00)	Pending		(\$22,800.00)	
VE - 36	26	REVISE FLEX LAB EMT TO MC CABLE ABOVE CEILING			SEE VE-35	Accepted			

Item No.	CSI Division	Description	Designer/Owner Input Required	Designer/Owner Input	Value	Status	Rejected	Pending	Accepted Savings
VE - 37	26	UTILIZE ALUMINUM CONDUCTORS IN LIEU OF COPPER AT SECONDARY WIRES FROM TRANSFORMER TO MGSG-A AND FEEDERS ABOVE 100A. UPSIZING OF CONDUIT AS NECESSARY INCLUDED.			(\$42,750.00)	Pending		(\$42,750.00)	
VE - 38	26	LIGHTING PACKAGE VE SUGGESTION PER SUPPLIER. INCLUDES VE ON FIXTURE TYPES: J2E, P, S, SE, Y, UE, X.			(\$11,115.00)	Pending		(\$11,115.00)	
VE - 39	26	ELIMINATE CABLE TRAY WHERE CONCEALED ONLY. RESPECTIVE LV SUBCONTRACTORS TO PROVIDE J-HOOKS AT CONCEALED ABOVE CEILING LOCATIONS ONLY. CABLE TRAY TO REMAIN AT EXPOSED STRUCTURE AREAS. J-HOOKS BY OWNER'S VENDORS FOR THEIR RESPECTIVE SCOPE OF WORK			(\$15,390.00)	Pending		(\$15,390.00)	
VE-40	26	GEAR PACKAGE VE PER SUPPLIER. 'LV TRANSFORMERS': 150 DEGREE TEMP RISE, NON-SHIELDED, ALUMINUM WINDINGS. 'PANELBOARDS': REDUCED AIC RATING ON 120/240V NQ PANELBOARDS TO 10KA, CHANGED ALL LUG CONNECTIONS TO MECHANICAL.			(\$9,975.00)	Pending		(\$9,975.00)	
VE-41	23	ELIMINATE HVAC SOUND TESTING AND VIBRATION TESTING REQUIREMENTS			(\$4,037.50)	Rejected	(\$4,037.50)		
VE-42	23	ELIMINATE ALL EXTERNAL DUCT INSULATION ON EXHAUST DUCT			(\$4,320.60)	Accepted			(\$4,320.60)
VE-43	23	ELIMINATE DOUBLE WALL CONSTRUCTION FROM ALL RTU'S			(\$2,375.00)	Rejected	(\$2,375.00)		
VE-44	09	REVISE ALL ACT-2 TO ACT-1 PER SPECIFICATIONS. NEED FURTHER DIRECTION FROM CN/BRCC ON LOCATION CHANGES.	Y		(\$51,811.46)	Pending		(\$51,811.46)	
VE-45	10	SIGNAGE PROVIDED PER SPECIFICATION SCHEDULE ONLY AND BY 'MODULEX SIGNAGE' IN LIEU OF APCO. \$7,500 SIGNAGE ALLOWANCE WILL BE RETAINED FOR ADDITIONAL SIGNAGE REQUESTED BY OWNER IN ADDITION TO MODULEX'S SCOPE OF WORK			(\$20,259.91)	Rejected	(\$20,259.91)		
VE-46	23	REMOVE DUCT CLEANING REQUIREMENTS IF CURRENTLY INCLUDED PER SPECIFICATIONS			\$0.00	Rejected	\$0.00		
VE-47	02	REVISE SERVICE COURT TO ASPHALT PAVING ILO CONCRETE PAVING			(\$10,659.00)	Rejected	(\$10,659.00)		

Item No.	CSI Division	Description	Designer/Owner Input Required	Designer/Owner Input	Value	Status	Rejected	Pending	Accepted Savings
VE-48	08	REVISE OVERHEAD COILING DOORS 030A-A AND 030B-B TO MANUAL ILO MOTORIZED. NOT RECOMMENDED DUE TO SIZE OF DOORS. CAN TAKE 5+ MINUTES TO FULLY OPEN/CLOSE MANUALLY.			(\$3,230.00)	Rejected	(\$3,230.00)		
VE-49	Multi	STORAGE CLOSET. DELETE ALL PLUMBING, DELETE WALL AND FLOOR TILE , DELETE ONE DFH SET OF TWO (ONE REMAINS), DELETE PLUMBING CHASE WALL FRAMING/DRYWALL, INFILL ACT, INSTALL CPT-1 AND RUBBER BASE, DELETE ACCESSORIES			(\$8,194.70)	Rejected	(\$8,194.70)		

Insert Above This Line

Total VE Offered: (\$482,082.73)

Total Accepted: (\$63,861.30)

Project:	Blue Ridge Community College - Patton Hall		Estimate Date:	11-Jan-21	
	FGMP Estimate		Revision:		
	Site Work		Addenda:		
Location:	Flat Rock, NC	TOTAL SF:	79,998.00	Prepared By:	DLF
Architect:	Clark Nexsen	Cost/ sf:	\$ 30.12	Reviewed By:	*



CSI	Description	Quantity	Unit	Unit Price	Unit Cost	TOTALS	\$/ SF
BP220	General Requirements	79,998.00	sf	\$ -		\$ 25,000	0.31
	General Requirements	0.00%	ls	\$ 2,018,375.00	-		
	General Trades Allowance	1.00	lsum	\$ 25,000.00	25,000		
		-	ls	\$ -	-		
BP235	Building Demolition	79,998.00	sf	\$ -		\$ 186,500	2.33
	Demolition	1.00	ls	\$ 186,500.00	186,500		
	Demolish Existing Arts & Science Building	17,644.00	sqft		-		
	Demolish Existing General Studies Building	12,312.00	sqft		-		
	Demolish Existing Building	897.00	sqft		-		
	Abatement Allowance	1.00	Allow		-		
					-		
BP242	Sitework Mobilization	79,998.00	sf	\$ -		\$ 1,731,875	21.65
	Site Work Subcontractor	1.00	ls	\$ 1,731,875.00	1,731,875		
	Mobilization	1.00	ls		-		
	Surveying	1.00	lsum		-		
BP235	Site Demolition	79,998.00	sf	\$ -		\$ -	-
	Demolition		ls		-		
	Demo Sewer Line	359.00	Inft		-		
	Demo Water	199.00	Inft		-		
	Remove Existing Storm Drainage	242.00	Inft		-		
	Existing Trees to be Removed	197.00	each		-		
	Existing Concrete Ditch to be Removed	539.00	sqft		-		
	Existing Gravel Walk to be Removed	918.00	sqft		-		
	Existing Concrete Walk to be Removed	12,433.00	sqft		-		
	Existing Asphalt Parking to be Removed	46,919.00	sqft		-		
	Demo Curb & Gutter	4,075.00	Inft		-		
	Cut & Patch Ex. Asphalt Drive at Utility Open Cuts	385.00	sqyd		-		
	Cut & Patch Ex. Sidewalks at Utility Open Cuts	37.67	sqyd		-		
	Existing Flag Pole to be Removed	1.00	each		-		
	Remove Existing Fire Hydrant	1.00	each		-		
	Existing Utilities to be removed and/or relocated	621.00	Inft		-		
					-		
BP242	Grading	79,998.00	sf	\$ -		\$ -	-
			ls		-		
	Clear & Grub - Phase 1	2.75	acres		-		
	Clear & Grub - Phase 2	0.10	acres		-		
	Clear & Grub - Phase 3	1.42	acres		-		
	Proposed Construction Fencing	2,574.00	Inft		-		
	Strippings @ 6" (includes re-spread)	3,444	cy		-		
	Cut to fill excavation	27,549	cy		-		
	Grading	20,662	sqyd		-		
	Temporary Slope Cuts/Berms for Bldg Construction	1,582	cy		-		
	Temporary Berms for Bldg Construction	28	cy		-		
	F81 Stone Infill at Old Auditorium	1,976	cy		-		
	Foundation excess/ spoils haul from site	635	cy		-		
	Temporary staging and laydown stone	1	lsum		-		
	Building pad - stone base	345.16	cy		-		
BP240	Erosion Control	79,998.00	sf	\$ -		\$ -	-
	Erosion control		ls		-		
	Construction entrance	1.00	lsum		-		
	Silt fence	1,914.00	lf		-		
	Tree Protection Fencing	1,051.00	lf		-		
	RSO #1 Reinforced Stabilized Outlet	1.00	ea		-		
	RSO #2 Reinforced Stabilized Outlet	1.00	ea		-		
	Permanent Clean Water Diversion Swale #1	2,285.00	sqft		-		
	Permanent Clean Water Diversion Swale #2	2,260.00	sqft		-		
	Permanent Swale #3	338.00	sqft		-		
	Permanent Swale #4	1,458.00	sqft		-		
	Skimmer Basin #1 w/ Baffles	1,905.00	cuyd		-		
	Temporary Slope Drain Structure #1 w/ Rock Pipe Inlet & C	1.00	each		-		
	Rip-Rap	5.00	cuyd		-		
	15" Temporary Cross Pipe w/ Rock Pipe Inlet Protection	39.00	Inft		-		
	Gravel Inlet Protection	320.00	Inft		-		
	Block & Gravel Inlet Protection @ Ex. Catch Basins	42.00	Inft		-		
	Water Bar #1	80.00	Inft		-		

	Temporary Clean Water Slope Drain #2 w/ Rock Pipe Inlet	174.00	Inft		-		
	Connect Ex. Arts & Science Bldg Roof Leaders to Temp C	1.00	each		-		
	Concrete Washout Pit	1.00	each		-		
					-		
BP245	Storm Drainage Systems	79,998.00	sf	\$	-	\$	-
	Storm drainage systems		ls		-		
	A. Storm Drain Piping - 15" HDPE	31.00	Inft		-		
	B. Storm Drain Piping - 18" HDPE	9.00	Inft		-		
	C. Storm Drain Piping - 18" HDPE	33.00	Inft		-		
	D. Storm Drain Piping - 15" HDPE	64.00	Inft		-		
	E. Storm Drain Piping - 18" HDPE	98.00	Inft		-		
	F. Storm Drain Piping - 18" HDPE	64.00	Inft		-		
	G. Storm Drain Piping - 18" HDPE	36.00	Inft		-		
	H. Storm Drain Piping - 12" PVC	84.00	Inft		-		
	I. Storm Drain Piping - 12" PVC	43.00	Inft		-		
	Roof Leader - 8" PVC	343.00	Inft		-		
	Roof Leader - 12" PVC	34.00	Inft		-		
	Foundation Drains	1,042.00	Inft		-		
	Storm Drainage Structures	9.00	each		-		
					-		
	Deep Foundations	79,998.00	sf	\$	-	\$	-
					-		
					-		
BP260	Site Utilities	79,998.00	sf	\$	-	\$	-
	Water						
	Tap Ex. Water Main	2.00	ea		-		
	Water Service-3" DIP	660.00	Inft		-		
	Fire Water Service-6" DIP	216.00	Inft		-		
	Backflow Preventer/Vault/FDC	1.00	each		-		
	Fire hydrant assembly		ea		-		
	Testing & chlorination		ls		-		
					-		
	Sewer						
	Sanitary Sewer-6" PVC	409.00	lf		-		
	Sanitary Sewer-8" PVC	544.00	lf		-		
	SSMH	6.00	ea		-		
	Grease Trap		ea		-		
	Tie to existing	1.00	ea		-		
	Sanitary Sewer-1.5" PVC FM	240.00	lf		-		
	Valve Vault	1.00	each		-		
	SS Pump Station	1.00	each		-		
	SS Neutralization Tank	1.00	each		-		
					-		
	Electrical						
	Electrical Relocation Allowance	1,754.00	Inft		-		
	Existing Light to be Removed	50.00	each		-		
	Decorative Lighting Bollards		each		-		
					-		
BP270	Asphalt Paving	79,998.00	sf	\$	-	\$	-
	Heavy Duty Pavement- 3/8	374.00	sqyd		-		
	Heavy Duty Pavement- West Campus Drive - 2/8	868.00	sqyd		-		
	New Parking Lot		sqyd		-		
	Curb & Gutter	610.00	Inft		-		
	HCP Striping & Signage	1.00	lsum		-		
	New Parking Lot Striping	1,464.00	Inft		-		
	1" Overlay	832.00	sqyd		-		
	1.5" Overlay	1,743.00	sqyd		-		
	Mill & 1" Overlay	872.00	sqyd		-		
	Speed Table	33.00	sqyd		-		
	Gravel Edging at Fire Access Drive	4,677.00	sqft		-		
	18' Concrete Flume	12.00	Inft		-		
					-		
	Conduit and sleeves	1.00	ls		-		
BP270	Site Concrete	79,998.00	sf	\$	-	\$	-
	Service Court - Concrete	3,116.00	sqft		-		
	Sidewalks	18,108.00	sqft		-		
	Footing - Generator Enclosure Wall		cuyd		-		
	Generator Pad	186.00	sqft		-		
	Demo/Replace Ex. Sidewalks-Patton South End		sqft		-		
					-		
BP280	Site Accessories & Amenities	79,998.00	sf	\$	-	\$	-
	Proposed Plaza - Mix of Materials		sqft		-		

	Concrete Planters		each		-		
	Proposed Retaining Wall #1	288.00	sqft		-		
	Site Railings		lnft		-		
	T01 Generator Enclosure-8'CMU w/ Brick Veneer, Precast Caps		sqft		-		
	Outdoor Bench		each		-		
	F46 Painted Metal Bollards		each		-		
	Flagpole	1.00	ea		-		
					-		
					-		
BP299	Fencing & Security	79,998.00	sf	\$ -	-	\$ -	\$ -
			lnft		-		
			ea		-		
			ls	\$ -	-		
BP290	Landscaping	79,998.00	sf	\$ -	-	\$ 75,000	\$ 0.94
	Landscaping Allowance	1.00	ls	\$ 75,000.00	75,000		
	Proposed Lawn Area - Phase 2	23,054.00	sqft		-		
	Proposed Lawn Area - Phase 3	61,183.00	sqft		-		
	T02 Planting Screen Around Utility Yard	115.00	lnft		-		
					-		
Sitework Package							
	Cost of Work - Subtotal					\$ 2,018,375	\$ 25.23
*	CMAR General Conditions					\$ 124,172	\$ 1.55
*							\$ -
*							\$ -
Subtotal - Cost of Work/ CMAR GC's						\$ 2,142,547	\$ 26.78
Construction Contingency	3.0%					\$ 93,825	\$ 1.17
Design/Estimate Contingency	0.0%					\$ -	\$ -
Escalation Contingency	0.0%					\$ -	\$ -
Project Insurances and Bonds	1.15%					\$ 27,707	\$ 0.35
Performance and Payment Bond	0.97%					\$ 23,371	\$ 0.29
Builders Risk	0.23%					\$ 5,541	\$ 0.07
Subcontractor Default Insurance	1.45%					\$ 29,266	\$ 0.37
Building Permit/ Inspections	0.00%					\$ -	\$ -
Testing Agency	0.0%					\$ -	\$ -
Subtotal						\$ 2,322,258	\$ 29.03
Construction Manager - Fees	3.75%					87,085	\$ 1.09
Total						\$ 2,409,343	\$ 30.12

Project:	Blue Ridge Community College - Patton Hall	Estimate Date:	11-Jan-21
	FGMP Estimate	Revision:	
	New Building	Addenda:	
Location: Flat Rock, NC	TOTAL SF:	51,065.00	Prepared By: DLF
Architect: Clark Nexsen	Cost/ SF:	\$ 252.31	Reviewed By:



First floor (TOW)	LF	Building Square Footage - Total Breakdown			Verification
Second floor (TOW)	LF	Ground Floor	\$ 18,804	SF	TRUE
Third floor (TOW)	LF	First Floor	\$ 17,284	SF	TRUE
Fourth floor (TOW)	LF	Second Floor	\$ 14,977	SF	FALSE
Parapet (TOW)	LF		\$ -	SF	FALSE
TOTAL	LF	TOTAL	\$ 51,065	SF	TRUE

CSI	Description	Quantity	Unit	Unit Price	Unit Cost	TOTALS	\$/ SF
BP240	General Requirements	51,065.00	sf	\$ -		\$ 102,130	\$ 2.00
	General Requirements	0.00%	ls	\$ 10,512,696.21	\$ -		
	General Trades Allowance	51,065.00	sqft	\$ 2.00	102,130		
					\$ -		
	Soil Undercut Allowance	51,065.00	sf	\$ -		\$ -	\$ -
	Soil Undercut Allowance (Main Building, Connector, and F	2,500.00	cuyd	\$ -	-		
					-		
BP390	Turnkey Concrete	51,065.00	sf	\$ -		\$ 1,107,666	\$ 21.69
	Subcontractor	1.00	lsum	\$ 1,107,665.86	1,107,666		
313116	Termite Control		sqft		\$ -		
	Cast in place concrete foundations						
	F2.0 Footing - 2x1		cuyd		-		
	F3.0 Footing - 3x1	2.00	cuyd		-		
	F4.0 Footing - 4x1	5.00	cuyd		-		
	F5.0 Footing - 5x1	5.00	cuyd		-		
	F6.0 Footing - 6x1'2"	3.00	cuyd		-		
	F7.0 Footing - 7x1'-2"	25.00	cuyd		-		
	F8.0 Footing - 8x1'2"	25.00	cuyd		-		
	F8.0A Footing - 8x1'2"	14.00	cuyd		-		
	F9.0 Footing - 9x1.5	5.00	cuyd		-		
	F10.0 Footing - 10x1.5	11.00	cuyd		-		
	F12.0 Footing - 12x1.83	10.00	cuyd		-		
	F8x10 Footing - 8x10x1.5	9.00	cuyd		-		
	Wall Footing - 2' (11,12/S201,10/S202,4/S203)	32.00	cuyd		-		
	Wall Footing - 2.5' (2/S203)	10.00	cuyd		-		
	Wall Footing - 3'		cuyd		-		
	Wall Footing - 3.5'		cuyd		-		
	Wall Footing - 4'	5.00	cuyd		-		
	Wall Footing - 7.33'	11.00	cuyd		-		
	Wall Footing - 9' (8/S203)	30.00	cuyd		-		
	Wall Footing - 13' (8/S201)	424.00	cuyd		-		
	Elevator Pit Footing	5.00	cuyd		-		
	Piers - 2x2		cuyd		-		
	P1 Piers - 1.5x1.5	3.00	cuyd		-		
	P2 Piers - 2x2x12'	2.00	cuyd		-		
	P2 Piers - 2x2x14-8'	2.00	cuyd		-		
	P2 Piers - 2x2x14.67	2.00	cuyd		-		
	P4 Piers - 1.33x1.33x31.67'	10.00	cuyd		-		
					-		
	Foundation drain	480.00	lf		\$ -		
					\$ -		
	Cast in place concrete walls						
	Retaining Wall - 10 ft Tall (9/S201)	30.00	sqft		-		
	Retaining Wall - 14.5ft Tall (8,9/S201)	8,098.00	sqft		\$ -		
	Retaining Wall - 4ft Tall		sqft		\$ -		
					\$ -		
	CIP concrete slab on grade						
	SOG-4", WWF, 4" Stone, VB	14,623.00	sf		\$ -		
	SOG-6", WWF, 4" Stone, VB	7,594.00	sf		\$ -		
					\$ -		
	CIP concrete slab on metal deck						
	SOD - 5" LW, 2" Comp Fir Dk, WWR	23,700.00	sqft		\$ -		
					\$ -		
					\$ -		
	CIP concrete stair pan fill						
	Stair Pan Fill	682.00	sqft		\$ -		
					\$ -		
	CIP Miscellaneous						
	Concrete Stair on Grade (3/S201)	15.00	cuyd		-		
					\$ -		

BP350	Precast	51,065.00	sf	\$	-	\$	-	\$	-
BP400	Turnkey Masonry	51,065.00	sf	\$	-	\$	1,173,421.00	\$	22.98
	Masonry Subcontractor	1.00	lsum	\$	1,173,421.00	\$	1,173,421		
						\$	-		
	CMU					\$	-		
						\$	-		
	4" CMU Fdn. Wall (7,10,11,12,20/S201)	1,152.00	sqft	\$	-	\$	-		
	8" CMU Fdn. Wall (7,10,11,12,20/S201)	1,152.00	sqft	\$	-	\$	-		
	8" CMU Interior Retaining Wall (2/S203, 10/S202)		sqft	\$	-	\$	-		
	8" CMU - Elevator - 14.5 ft Tall	1,206.00	sqft	\$	-	\$	-		
	8" CMU - Elevator		sqft	\$	-	\$	-		
	8" CMU Fully Grouted	6,132.00	sqft	\$	-	\$	-		
	8" CMU Fully Grouted - 2 ft (Parapet)		sqft	\$	-	\$	-		
	4" CMU Fully Grouted - 2 ft (Parapet) (2,3,4/S303)		sqft	\$	-	\$	-		
	6" CMU one course (21/S202)	82.00	sqft	\$	-	\$	-		
	6" CMU at Brick Veneer Slab Edge (21/S202)	255.00	sqft	\$	-	\$	-		
	12" CMU Fully Grouted	1,285.00	sqft	\$	-	\$	-		
	F82 New Grouted 8" CMU Infill at Ex. Door Opening		sqft	\$	-	\$	-		
						\$	-		
	Veneer					\$	-		
	E02 - Running Bond Brick	15,130.00	sqft	\$	-	\$	-		
	E06 - Face Brick Soldier Course	850.00	sqft	\$	-	\$	-		
	E07 - Vertical Running Bond	1,649.00	sqft	\$	-	\$	-		
	E08 - Running Bond Brick Varying Depths		sqft	\$	-	\$	-		
	Cast Stone Wall Cap		lnft	\$	-	\$	-		
						\$	-		
	E21 - Cont. Single Course Running Bond Masonry 1" Reveal	306.00	sqft	\$	-	\$	-		
	E22 - 1"x1" Vertical Reveal Custom Brick #4 Notched Street	351.00	sqft	\$	-	\$	-		
	E28 - Cont. Triple Stacked Face Brick Soldier Course	1,470.00	sqft	\$	-	\$	-		
	E34 - Masonry Infill to Replace Ex. SF Entry System		sqft	\$	-	\$	-		
	E40 - Custom Brick #1 (Outside Corners)	12.00	sqft	\$	-	\$	-		
	E41 - Custom Brick #2 (Outside Corners)	31.00	sqft	\$	-	\$	-		
	E42 - Custom Brick #3 (Inside Corners)	9.00	sqft	\$	-	\$	-		
	F38 - Face Brick Veneer on CIP Retaining Wall	527.00	sqft	\$	-	\$	-		
						\$	-		
BP500	Turnkey Structural Steel	51,065.00	sf	\$	-	\$	1,265,904	\$	24.79
	Steel Subcontractor	1.00	LSUM	\$	1,265,904.00	\$	1,265,904		
						\$	-		
	Structural & Misc. Steel					\$	-		
	Structural Steel	186.84	tons	\$	-	\$	-		
	Misc Metal Allowance	18.68	tons	\$	-	\$	-		
	Joists	16.15	tons	\$	-	\$	-		
						\$	-		
	Metal decking					\$	-		
	Floor Deck	23,700.00	sqft	\$	-	\$	-		
	Roof Deck	23,476.00	sqft	\$	-	\$	-		
						\$	-		
	Miscellaneous metals					\$	-		
	Monumental Stair 1	1.00	flight	\$	-	\$	-		
	Monumental Stair 2	1.00	flight	\$	-	\$	-		
	Guardrail	72.00	lnft	\$	-	\$	-		
	F29 - Wall Mounted Hand Rail	68.00	lnft	\$	-	\$	-		
	F31 - Painted Guardrail	190.00	lnft	\$	-	\$	-		
	F35 - Painted Guardrail and Handrail	18.00	lnft	\$	-	\$	-		
	F39 - Grated Metal Catwalk		lnft	\$	-	\$	-		
	F65 Ships Ladder to Roof Hatch	1.00	ea	\$	-	\$	-		
	Galvanized Screen Structure at Roof		lnft	\$	-	\$	-		
						\$	-		
						\$	-		
BP610	Rough Carpentry and Blocking	51,065.00	sf	\$	-	\$	-	\$	-
			ls	\$	-	\$	-		
			ls	\$	-	\$	-		
	Framing and connections					\$	-		
	F26 Elevated Stage	-	sqft	\$	-	\$	-		
			sf	\$	-	\$	-		
						\$	-		
			sf	\$	-	\$	-		
	Wood blocking					\$	-		
	Roof Blocking	3,804.00	lf	\$	-	\$	-		
	Wall Blocking	428.00	lf	\$	-	\$	-		
			sf	\$	-	\$	-		
BP640	Finish Carpentry and Casework	51,065.00	sf	\$	-	\$	166,423	\$	3.26
	Millwork Subcontractor	1.00	ls	\$	166,423.00	\$	166,423		
			ls	\$	-	\$	-		
	Finish carpentry					\$	-		

	BS08 - Clear Finished, Plain Sawn Ash 1xWood Board	-	SQFT		\$ -		
	Wood Window Sills - CN Recommends Change to GV	-	LNFT	\$ -	\$ -		
	Wood Base	1,531.00	LNFT	\$ -	\$ -		
			ea		\$ -		
	Cabinetry						
	F17 - Reception Desk, Wd Veneer, Quartz Countertop	17.00	LNFT	\$ -	\$ -		
	F30 - Grab & Go Coffee Stn, Wd Veneer w Quartz Top	26.00	LNFT	\$ -	\$ -		
	F37 - Upper & Base Cabinet w Solid Surface Top 10'	25.00	LNFT	\$ -	\$ -		
	F37 - Upper & Base Cabinet w Solid Surface Top 10'	27.00	LNFT	\$ -	\$ -		
	F37 - Upper & Base Cabinet w Solid Surface Top 11'	15.00	LNFT	\$ -	\$ -		
	F37 - Base Cabinet		LNFT	\$ -	\$ -		
	Upper Cabinet - 1'-6"		LNFT	\$ -	\$ -		
	F55 - Built-in Bench w/ T&G Ash Top 001	17.00	LNFT	\$ -	\$ -		
	F64 Solid Surface Countertop & Base Cabinets 115	39.00	LNFT	\$ -	\$ -		
	Plam Vanity Top 014T,015T	16.00	LNFT	\$ -	\$ -		
	Plam Vanity Top 117T,118T	16.00	LNFT	\$ -	\$ -		
	Plam Vanity Top 217T,218T	16.00	LNFT	\$ -	\$ -		
				\$ -	\$ -		
	Solid Surface Countertops			\$ -	\$ -		
	F17 - Reception Desk, Wd Veneer, Quartz Countertop	17.00	LNFT	\$ -	\$ -		
	F30 - Grab & Go Coffee Stn, Wd Veneer w Quartz Top	26.00	LNFT	\$ -	\$ -		
	F37 - Upper & Base Cabinet w Solid Surface Top 10'	25.00	LNFT	\$ -	\$ -		
	F37 - Upper & Base Cabinet w Solid Surface Top 10'	27.00	LNFT	\$ -	\$ -		
	F37 - Upper & Base Cabinet w Solid Surface Top 11'	15.00	LNFT	\$ -	\$ -		
	F64 Solid Surface Countertop & Base Cabinets 115	39.00	LNFT	\$ -	\$ -		
				\$ -	\$ -		
				\$ -	\$ -		
BP780	Sprayed on Fireproofing	-	sf	\$ -	\$ -	\$ 28,072	\$ 0.55
	F13 Spray Fireproofing	1.00	lsum	\$ 28,072.00	\$ 28,072		
	F13 Spray Fireproofing	13,127.00	sqft		\$ -		
				\$ -	\$ -		
BP790	Caulking, Waterproofing, Firestopping	51,065.00	sf	\$ -	\$ -	\$ 266,000	\$ 5.21
	Caulking, Waterproofing, Firestopping	1.00	ls	\$ 266,000.00	\$ 266,000		
	Rigid Insulation at CMU Fdn Walls	1,299.00	sqft		\$ -		
	Slab on grade caulking	1.00	lsum		\$ -		
	Sheet Waterproofing	1.00	lsum	\$ -	\$ -		
	Thermal Insulation	1.00	lsum	\$ -	\$ -		
	Air Barrier	1.00	lsum	\$ -	\$ -		
	Fire Stopping	1.00	lsum	\$ -	\$ -		
	Joint Sealants	1.00	lsum	\$ -	\$ -		
	Expansion Joint System	1.00	lsum	\$ -	\$ -		
				\$ -	\$ -		
BP720	EIFS	51,065.00	sf	\$ -	\$ -	\$ 45,128	\$ 0.88
	EIFS Subcontractor	1.00	lsum	\$ 45,128.40	\$ 45,128		
				\$ -	\$ -		
	E03 - Metal Wall Panels - CN to Convert 1/2 Area to Brick		SQFT	\$ -	\$ -		
	Z Furring 2' O.C.		SQFT	\$ -	\$ -		
	Rigid Insulation		SQFT	\$ -	\$ -		
	R1 - Perforated Metal Panel Mechanical Screen w/ Steel Structure		SQFT	\$ -	\$ -		
				\$ -	\$ -		
	E33 EIFS	3,852.00	sqft	\$ -	\$ -		
				\$ -	\$ -		
	E12 Canopies	191.00	sqft	\$ -	\$ -		
				\$ -	\$ -		
				\$ -	\$ -		
BP740	Roofing	51,065.00	sf	\$ -	\$ -	\$ 407,915	\$ 7.99
	Roofing	1.00	lsum	\$ 407,915.00	\$ 407,915		
	Main Roof Area - TPO (Structurally Sloped, 2.6" ISO, Loose Laid, 2.6" ISO Mech Fas		SQFT	\$ -	\$ -		
	R03 - TPO Roof, Mechanically Fastened over Tapered Rigid Insulation	22,149.00	SQFT	\$ -	\$ -		
	R17 - TPO Roof, Ballasted over Tapered Rigid Insulation	5,244.00	SQFT	\$ -	\$ -		
	R05 - Walk Pads	3,104.00	SQFT	\$ -	\$ -		
	Coping at Connector Parapet Condition		LNFT	\$ -	\$ -		
	E16 Prefinished Metal Fascia	978.00	LNFT	\$ -	\$ -		
	E25 Prefinished Metal Parapet Coping	302.00	lnft	\$ -	\$ -		
	F16 Expansion Joint System	136.00	lnft	\$ -	\$ -		
	R10 Roof Hatch	2.00	EACH	\$ -	\$ -		
				\$ -	\$ -		
BP800	Doors, Frames, Hardware, Install	51,065.00	sf	\$ -	\$ -	\$ 148,609	\$ 2.91
	DFH Subcontractor	1.00	ls	\$ 148,609.00	\$ 148,609		
083615			ls	\$ -	\$ -		
	Frames						
	HM door frame - Single	5.00	ea	\$ -	\$ -		
	HM door frame - Double	13.00	ea	\$ -	\$ -		
	Doors						
	HM Doors	5.00	ea	\$ -	\$ -		

	Wood Doors	119.00	ea		\$ -		
	Hardware & specialties						
	Hardwares	124.00	ea		\$ -		
	Auto Operators	8.00	ea		\$ -		
	Installation	124.00	ea		\$ -		
BP840	Aluminum Framed Openings, Glass	51,065.00	sf	\$ -	\$ -	\$ 424,544	\$ 8.31
	Glass & Glazing	1.00	lsum	\$ 424,544.00	\$ 424,544		
					\$ -		
	Glass & Glazing						
	E09 - Alum Curtainwall with Glazing		sqft		\$ -		
	E10 - Alum Curtainwall with Glazing		SQFT		\$ -		
	Curtainwall CW-1 DD	125.00	sqft		\$ -		
	Curtainwall CW-1 EE	444.00	sqft		\$ -		
	Curtainwall CW-1 NN	565.00	sqft		\$ -		
	Curtainwall CW-1 Y	80.00	sqft		\$ -		
					\$ -		
	E01 - Storefront and Glazing to Match Existing		sqft	\$ -	\$ -		
	E04 - Alum Storefront System and Glazing		SQFT	\$ -	\$ -		
	Storefront SF-1 A thru SF-2 X	7,971.00	sqft		\$ -		
	Alum/Glass Entry Door-Single	4.00	each		\$ -		
	Alum/Glass Entry Door-Double	2.00	each		\$ -		
	F02 - 1-HR Rated Storefront - CN to Reduce - Target		SQFT		\$ -		
	F18 - Interior Storefront	358.00	sqft		\$ -		
	F18 - Interior Storefront - CN to Reduce by 25%		SQFT		\$ -		
	Interior Door Glass		ALLOW		\$ -		
	Aluminum Doors - Interior		EACH		\$ -		
	Aluminum Doors		EACH		\$ -		
	F58 Interior Storefront - 5'	234.00	sqft		\$ -		
	F59 Interior Storefront - 8'	603.00	sqft		\$ -		
	F60 Interior Storefront - 4', 1 Hr	23.00	sqft		\$ -		
	F63 Interior Storefront - 9'	779.00	sqft		\$ -		
	F77 Interior Storefront - 8'	392.00	sqft		\$ -		
	Interior Alum/Glass Entry Door-Single	3.00	each		\$ -		
	Interior Alum/Glass Entry Door-Double	3.00	each		\$ -		
	Glass final cleaning	11,586.00	sf		\$ -		
BP850	Special Doors	51,065.00	sf	\$ -	\$ -	\$ 64,765	\$ 1.27
	Overhead Doors	1.00	lsum	\$ 64,765.00	\$ 64,765		
	F01 - Rollup Fire Door	1.00	each		\$ -		
	010A Insul Coiling Door, Motorized at Flex Lab A - Exterior	1.00	each		\$ -		
	010B Insul Collind Door, Motorized at Flex Lab A - Interior	-	each		\$ -		
					\$ -		
BP920	Metal Studs, Drywall, Insulation	51,065.00	sf	\$ -	\$ -	\$ 1,023,819	\$ 20.05
	Drywall Subcontractor	1.00	lsum	\$ 1,023,819.46	\$ 1,023,819		
					\$ -		
	GWB - 4" Rated - 14ft		SQFT		\$ -		
	GWB - 2" - Furred - Non Rated - 14ft		SQFT		\$ -		
	GWB - 4" Non-Rated - 14ft		SQFT		\$ -		
	GWB - 6" - Non Rated - 6ft - FRAMING		SQFT		\$ -		
	EXTERIOR WALL FRAMING		SQFT		\$ -		
	Exterior Parapet Framing - 5ft Tall		SQFT		\$ -		
	Framing and Sheathing of Stage		SQFT		\$ -		
	Misc Framing for Metal Panel Infill		SQFT		\$ -		
	Insulation		SQFT		\$ -		
	Soffits		SQFT		\$ -		
	GYP Ceilings - CN Recommends Reduction to 4,000 sqft		SQFT		\$ -		
	Level 5 Finish at Classroom Marker Boards		SQFT		\$ -		
	M8R1.1 5/8"GWB, 7/8" Steel Furring Channel on 8" CMU	4,590.00	sqft		\$ -		
	S4N 5/8"GWB, 3 5/8" Studs. 5/8" GWB. Sound Batts	37,159.00	sqft		\$ -		
	S4R1N 5/8"GWB, 3 5/8" Studs. 5/8" GWB. Sound Batts, 1	7,649.00	sqft		\$ -		
	S6N 5/8"GWB, 6" Studs. 5/8" GWB. Sound Batts	118.00	sqft		\$ -		
	S6R1N 5/8"GWB, 6" Studs. 5/8" GWB. Sound Batts, 1 Hr	900.00	sqft		\$ -		
	S8N 5/8"GWB, 8" Studs. 5/8" GWB. Sound Batts	6,672.00	sqft		\$ -		
	SE4 5/8"GWB, 3 5/8" Studs.	196.00	sqft		\$ -		
	SE6 5/8"GWB, 6" Studs.	582.00	sqft		\$ -		
	Exterior Partitions - 6"	24,896.00	sqft		\$ -		
	Abuse Resistant GWB, Level 5 Finish	7,273.00	sqft		\$ -		
	Level 5 Finish with Dry Erase Wallcovering	4,408.00	sqft		\$ -		
	GWB Ceilings/Soffit	8,000.00	sqft		\$ -		
					\$ -		
					\$ -		
					\$ -		
BP925	Ceiling Treatments	51,065.00	sf	\$ -	\$ -	\$ -	\$ -
			lsum		\$ -		
					\$ -		
	ACT - Reduce to \$4/sqft		SQFT		\$ -		

	Acoustical Allowance (Walls & Ceilings)		ALLOW		\$ -		
	CN Recommends to Add 2x8 Ceilings		SQFT		\$ -		
	ACT-1 2x2 Ceilings	23,710.00	sqft		\$ -		
	ACT-2 2x2 Ceilings	276.00	sqft		\$ -		
	ACT-3 2x2 Ceilings	2,693.00	sqft		\$ -		
	ACT-4 2x8 Ceilings	1,467.00	sqft		\$ -		
					\$ -		
BP960	Flooring	51,065.00	sf	\$ -	\$ 203,512	\$ 3.99	
					\$ -		
					\$ -		
	Hard flooring						
	Tile Sub	1.00	lsum	\$ 53,762.00	\$ 53,762		
					\$ -		
	Large Format Porcelain Tile - CN to Change to LVT		SQFT		\$ -		
	Porcelain Tile Floors		SQFT		\$ -		
	Ceramic Wall Tile - Wet Wall Only (Full Height)		SQFT		\$ -		
	Tile Base		LNFT		\$ -		
	Porcelain Tile Flooring	1,418.00	sqft		\$ -		
	Ceramic Wall Tile - 9ft Tall - Wet Wall Only	1,876.00	sqft		\$ -		
	Flooring at Monumental Stairs	-	sqft		\$ -		
					\$ -		
	Soft flooring						
	Resilient Flooring Sub	1.00	lsum	\$ 149,750.00	\$ 149,750		
					\$ -		
	Carpet		SQYD		\$ -		
	LVT - CN to Change to VCT		SQFT		\$ -		
	Rubber Treads in Stairs - CN to Remove from Drawings		SQFT		\$ -		
	Solid Vinyl Tile 12x12		SQFT		\$ -		
	Walk Off Mat at Entry Vestibule (Provide Carpet Tile WOM not Recessed Unit)		SQFT		\$ -		
	Rubber Base		LNFT		\$ -		
	Sealed Concrete		SQFT		\$ -		
	Protection & Moisture Allowance	1.00	ALLOW		\$ -		
	SVT, 36"x36" Seamless, 1x6 Wood Base	6,613.00	sqft		\$ -		
	Static Dissipative Sheet Flooring, 4" Rubber Base	79.00	sqft		\$ -		
	VCT, 12x12, 4" Rubber Base	15,569.00	sqft		\$ -		
	VCT, 12x12, 1x6 Wood Base	3,012.00	sqft		\$ -		
	Carpet Tile, 4" Rubber Base	996.00	sqyd		\$ -		
	Walk Off Carpet	47.00	sqyd		\$ -		
	4" Rubber Base	7,266.00	lnft		\$ -		
					\$ -		
	Polished Concrete	5,921.00	sqft		\$ -		
					\$ -		
BP990	Wood Flooring	51,065.00	sf	\$ -	\$ 29,080	\$ 0.57	
	Wood Flooring sub	1.00	ls	\$ 29,080.00	\$ 29,080		
					\$ -		
	Wood Flooring at Stage		SQFT		\$ -		
	Wood Floors, 4" Rubber Base	730.00	sqft		\$ -		
					\$ -		
					\$ -		
BP990	Painting and Coatings	51,065.00	sf	\$ -	\$ 95,565	\$ 1.87	
	Painting and Coatings	1.00	ls	\$ 95,565.00	\$ 95,565		
					\$ -		
	Paint cmu	12,996.00	sqft		\$ -		
	Paint drywall	88,103.00	sqft		\$ -		
	Paint drywall ceilings	8,000.00	sqft		\$ -		
	Paint HM Doors & Frames	23.00	each		\$ -		
	OTS - No Ceiling, Open to Structure	11,252.00	sqft		\$ -		
	Sealed Concrete	3,946.00	sqft		\$ -		
	Dry Erase WC	4,408.00	sqft		\$ -		
	Polish Concrete Floors	5,921.00	sqft		\$ -		
	Touch up painting		sf		\$ -		
			sf		\$ -		
BP1000	Division 10 Accessories, Install	51,065.00	sf	\$ -	\$ 104,969	\$ 2.06	
	Species Sub	1.00	lsum	\$ 72,862.00	\$ 72,862		
					\$ -		
					\$ -		
	Specialty						
	Phenolic Core Toilet Partitions	18.00	EACH		\$ -		
	Phenolic Core Urinal Screens	3.00	EACH		\$ -		
	Soap Dispenser	23.00	EACH		\$ -		
	18" Grab Bar	10.00	EACH		\$ -		
	36" Grab Bar	10.00	EACH		\$ -		
	42" Grab Bar	10.00	EACH		\$ -		
	Toilet Paper Dispenser	22.00	EACH		\$ -		
	Mirror - 18x36	23.00	EACH		\$ -		

	Paper Towel and Waste Receptacle	10.00	EACH		\$ -		
	Female Napkin Disposal	13.00	EACH		\$ -		
	Mop Holder	3.00	EACH		\$ -		
	PaperTowel Dispenser	17.00	EACH		\$ -		
	Fire Extinguishers/Cabinets	19.00	EACH		\$ -		
					\$ -		
					\$ -		
					\$ -		
	Signage						
	Signage	1.00	lsum	\$ 32,107.18	\$ 32,107		
		-	lsum		\$ -		
	Canopies						
	Canopies	205.00	sqft	\$ -	\$ -		
			lsum		\$ -		
BP1100	Equipment and Furnishings	51,065.00	sf	\$ -	\$ -	\$ -	\$ -
	Furniture		ls	By Owner	\$ -		
	TV		ls	By Owner	\$ -		
					\$ -		
	LAB EQUIPMENT				\$ -		
	Installation of OFCI Lab Equipment	1.00	LSUM		\$ -		
					\$ -		
BP1260	Fixed Seating	51,065.00	sf	\$ -	\$ 32,356	\$ 0.63	
	Fixed Seating	1.00	lsum	\$ 32,356.25	\$ 32,356		
	F80 Lecture Hall Seating		seats		\$ -		
					\$ -		
BP1280	Casework	51,065.00	sf	\$ -	\$ 243,554	\$ 4.77	
	Casework	1.00	lsum	\$ 243,554.00	\$ 243,554		
					\$ -		
	F40 - Standing Height Work Station, Gas, Epoxy, 6 per Lab (Owner Provides 6 Units)		EACH		\$ -		
	F41 - Lab Teacher Work Station w/ Gas and Epoxy (Owner Provides 2 Units)		EACH		\$ -		
	F34 - Base Cabinets w/ Epoxy Countertops and Upper Cabs (Owner Provides 355 LN		LNFT		\$ -		
	F34 Upper Wall & Base Lab Cabinets w Epoxy Tops 204	53.00	lnft		\$ -		
	F34 Upper Wall & Base Lab Cabinets w Epoxy Tops 206	32.00	lnft		\$ -		
	F34 Upper Wall & Base Lab Cabinets w Epoxy Tops 203	56.00	lnft		\$ -		
	F34 Upper Wall & Base Lab Cabinets w Epoxy Tops 202	40.00	lnft		\$ -		
	F40 Chemistry Lab Work Station w Epoxy Tops, OFCI 204	2.00	each		\$ -		
	F40 Chemistry Lab Work Station w Epoxy Tops, OFCI 206	6.00	each		\$ -		
	F41 Teacher Lab Work Station w Epoxy Tops, OFCI 203	1.00	each		\$ -		
	F41 Teacher Lab Work Station w Epoxy Tops, OFCI 206	1.00	each		\$ -		
	F69 Teacher Lab Work Station w Epoxy Tops, CFCI 202	1.00	each		\$ -		
	F69 Teacher Lab Work Station w Epoxy Tops, CFCI 205	1.00	each		\$ -		
	F70 Chemistry Lab Work Station w Epoxy Tops, CFCI 204	12.00	each		\$ -		
	F71 Biology Lab Work Station w Epoxy Tops, OFCI 203	9.00	each		\$ -		
	F72 Wall Service Bench w Epoxy Tops, OFCI 203	22.00	lnft		\$ -		
	F74 Biology Lab Work Station w Epoxy Tops, CFCI 202	12.00	each		\$ -		
	F74 Biology Lab Work Station w Epoxy Tops, CFCI 203	3.00	each		\$ -		
	F75 Laboratory Fume Hood, OFCI 202	1.00	each		\$ -		
	F75 Laboratory Fume Hood, OFCI 206	5.00	each		\$ -		
	F76 Laboratory Fume Hood, CFCI 203	1.00	each		\$ -		
	F76 Laboratory Fume Hood, CFCI 204	1.00	each		\$ -		
	F76 Laboratory Fume Hood, CFCI 205	5.00	each		\$ -		
					\$ -		
					\$ -		
BP1290	Window Treatments	51,065.00	sf	\$ -	\$ -	\$ -	
					\$ -		
					\$ -		
					\$ -		
BP1300	Special Construction	51,065.00	sf	\$ -	\$ -	\$ -	
					\$ -		
					\$ -		
					\$ -		
BP1400	Conveying Systems	51,065.00	sf	\$ -	\$ 93,377	\$ 1.83	
	Elevator Sub	1.00	lsum	\$ 93,377.06	\$ 93,377		
					\$ -		
	Elevator Equipment and Installation	3.00	STOPS		\$ -		
	Temp Use	1.00	LSUM		\$ -		
	Wheelchair Lift	1.00	LSUM		\$ -		
					\$ -		
					\$ -		
BP1530	Fire Sprinkler Systems	51,065.00	sf	\$ -	\$ 91,000	\$ 1.78	
	Fire Sprinkler Systems	1.00	ls	\$ 91,000.00	\$ 91,000		
	Fire sprinkler system - Wet		sf		\$ -		
	Fire sprinkler system - Dry		sf		\$ -		
	Alarm check assembly		ls	\$ -	\$ -		
	Fire department connection		ls	\$ -	\$ -		
	Fire pump/ jockey pump		ls		\$ -		

BP1540	Plumbing Systems	51,065.00	sf	\$ -	\$ 918,396	\$ 17.98
	Plumbing Systems	1.00	sqft	\$ 918,396.00	\$ 918,396	
	Incoming domestic water main riser		ls	\$ -	\$ -	
	Domestic water fittings, hangers, insulation (3/4" - 1-1/2")		ls	\$ -	\$ -	
	Domestic water fittings, hangers, insulation (2" - 3")		ls	\$ -	\$ -	
	Domestic isolation valves		ls	\$ -	\$ -	
	Sanitary/ vent piping (2" - 4")		ls	\$ -	\$ -	
	Sanitary/ vent piping (3" - 6")		ls	\$ -	\$ -	
	Plumbing fixtures & equipment					
	Toilets	22.00	each	\$ -	\$ -	
	Sinks	30.00	each	\$ -	\$ -	
	Urinals	6.00	each	\$ -	\$ -	
	Water Fountains	3.00	each	\$ -	\$ -	
			ea	\$ -	\$ -	
			ea	\$ -	\$ -	
			ea	\$ -	\$ -	
			ls	\$ -	\$ -	
				\$ -	\$ -	
	Plumbing piping					
	Fixture water rough-in		ea	\$ -	\$ -	
	Fixture sanitary rough-in		ea	\$ -	\$ -	
	Sanitary vent thru roof		ea	\$ -	\$ -	
				\$ -	\$ -	
	Specialty plumbing systems					
	Elevator sump pump		ea	\$ -	\$ -	
	Gas piping		ls	\$ -	\$ -	
BP1550	Mechanical Systems	51,065.00	sf	\$ -	\$ 1,086,040	\$ 21.27
	Mechanical Systems	1.00	ls	\$ 1,086,040.00	\$ 1,086,040	
	HVAC equipment					
			each		\$ -	
			tn		\$ -	
			ea	\$ -	\$ -	
	HVAC piping					
	Mechanical piping	1.00	sf	\$ -	\$ -	
	Natural gas piping	1.00	sf	\$ -	\$ -	
	Gas fired equipment hookup	1.00	sf	\$ -	\$ -	
	HVAC air distribution				\$ -	
	Supply air ductwork (w/ insulation)	0.28	lb	\$ -	\$ -	
	Return air and outside air ductwork (w/ insulation)	0.21	lb	\$ -	\$ -	
	Exhaust air ductwork	0.07	lb	\$ -	\$ -	
	Grilles, registers, and diffusers	0.01	ea	\$ -	\$ -	
	Outside air louvers	0.00	sf	\$ -	\$ -	
	Controls and testing				\$ -	
	Commissioning/ factory assistance	1.00	ls	\$ -	\$ -	
	Temporary controls/ wiring	1.00	sf	\$ -	\$ -	
	Test and balance	1.00	sf	\$ -	\$ -	
BP1600	Electrical Systems	51,065.00	sf	\$ -	\$ 1,390,450	\$ 27.23
	Electrical Systems	1.00	ls	\$ 1,390,450.00	\$ 1,390,450	
					\$ -	
	Electrical power					
	Service and distribution	51,065.00	sf	\$ -	\$ -	
	Equipment and mechanical wiring	51,065.00	sf	\$ -	\$ -	
	Diesel powered generator	-	kw	\$ -	\$ -	
	Generator conduit/ wire	-	lf	\$ -	\$ -	
	ATS	-	ea	\$ -	\$ -	
	Electrical power					
	Receptacle	224.69	ea	\$ -	\$ -	
	Receptacle - 2 gang	30.64	ea	\$ -	\$ -	
	Receptacle - GFI	76.60	ea	\$ -	\$ -	
	Branch circuit	51,065.00	sf	\$ -	\$ -	
	Lighting					
	Fixture package - material	806.83	ea	\$ -	\$ -	
	Fixture package - labor	806.83	ea	\$ -	\$ -	
	Miscellaneous fixtures	51,065.00	sf	\$ -	\$ -	
	Lighting control system	51,065.00	sf	\$ -	\$ -	
	Branch circuit	51,065.00	sf	\$ -	\$ -	
	Specialty light fixtures	10,213.00	sf	\$ -	\$ -	
	Electrical special systems					
	Fire alarm system	51,065.00	sf	\$ -	\$ -	
	Conduit and cable	51,065.00	sf	\$ -	\$ -	
	Security empty raceway system	51,065.00	sf	\$ -	\$ -	
	Telephone/ data empty raceway system	51,065.00	sf	\$ -	\$ -	
	Voice/ data	-	sf	By Owner	\$ -	
	Wireless access points	51,065.00	sf	\$ -	\$ -	
	Security	51,065.00	sf	\$ -	\$ -	

	Low voltage equipment/ security cameras	-	sf	By Owner	\$ -		
	Grounding system	51,065.00	sf	\$ -	\$ -		
	Conduit and wiring	4.00	sf	\$ -	\$ -		
Building Package							
Cost of Work - Subtotal						\$ 10,512,696	\$ 205.87
*	CMAR General Conditions				\$ 961,919	\$ 18.84	
*						\$ -	
*						\$ -	
Subtotal - Cost of Work/ CMAR GC's						\$ 11,474,615	\$ 224.71
	Construction Contingency	3.0%			\$ 488,687	\$ 9.57	
	Design/Estimate Contingency	0.0%			\$ -	\$ -	
	Escalation Contingency	0.0%			\$ -	\$ -	
	Project Insurances and Bonds	1.15%			\$ 148,168	\$ 2.90	
	Performance and Payment Bond	0.97%			\$ 124,977	\$ 2.45	
	Builders Risk	0.23%			\$ 29,634	\$ 117.45	
	Subcontractor Default Insurance	1.45%			\$ 152,434	\$ 2.99	
	Building Permit/ Inspections	0.00%			\$ -	\$ -	
	Testing Agency	0.0%			\$ -	\$ -	
Subtotal						\$ 12,418,515	\$ 243.19
	Construction Manager - Fees	3.75%			\$ 465,694	\$ 9.12	
	SCHEDULE PREMIUM - 13 MONTHS	NIC			\$ -	\$ -	
Total						\$ 12,884,209	\$ 252.31

Project:	Blue Ridge Community College - Patton Hall	Estimate Date:	11-Jan-21
	FGMP Estimate	Revision:	
	Renovations	Addenda:	
Location: Flat Rock, NC	TOTAL SF:	28,933.00	Prepared By: DLF
Architect: Clark Nexsen	Cost/ SF:	\$ 149.09	Reviewed By:



First floor (TOW)	LF	Building Square Footage - Total Breakdown			Verification
Second floor (TOW)	LF	Ground Floor	\$ -	SF	TRUE
Third floor (TOW)	LF	First Floor	\$ 13,956	SF	TRUE
Fourth floor (TOW)	LF	Second Floor	\$ 14,977	SF	FALSE
Parapet (TOW)	LF		\$ -	SF	FALSE
TOTAL	LF	TOTAL	\$ 28,933	SF	TRUE

CSI	Description	Quantity	Unit	Unit Price	Unit Cost	TOTALS	\$/ SF
BP240	General Requirements	28,933.00	sf	\$ -		\$ 86,799	\$ 3.00
	General Requirements	0.00%	ls	\$ 3,603,016.57	\$ -		
	General Trades Allowance	28,933.00	sqft	\$ 3.00	86,799		
					\$ -		
BP235	Selective Demolition	28,933.00	sf	\$ -		\$ 377,000	\$ 13.03
	Demolition	1.00	ls	\$ 377,000.00	377,000		
	Abatement Allowance		Allow		-		
	D02 Demo Ex. Masonry Exterior Wall	164.00	sqft		-		
	D03 Demo Ex. Storefront Framing System & Doors	486.00	sqft		-		
	D05 Demo Toilet Fixtures & Assoc. Plumbing	30.00	each		-		
	D08 Demo Ex. Door/Frame/Hardware/Thresholds	81.00	each		-		
	D09 Demo Ex. Interior Storefront	259.00	sqft		-		
	D10 Demo Ex. Mech Roof Enclosure & Ex. RTU's	1,724.00	sqft		-		
	D11 Demo Ex. Concrete Slab on Grade	426.00	sqft		-		
	D12 Demo Ex. Exterior Sidewalk/Slab	431.00	sqft		-		
	D14 Demo Ex. Handrail/Guardrail to Stringer	175.00	lnft		-		
	D16 Demo Portion of Ex. Wall to 8" Below Slab	903.00	sqft		-		
	D19 Demo Ex. Precast Concrete Fascia	425.00	sqft		-		
	D20 Demo Ex. Storefront	391.00	sqft		-		
	D29 Demo Ex. Precast Concrete Fascia	259.00	sqft		-		
	D32 Demo Exterior CIP Curb Wall	20.00	lnft		-		
	D39 Demo Ex. Door & Hardware Only, Ex. Frame to Rema	41.00	each		-		
	D40 Demo Ex. Curtain Wall System	592.00	sqft		-		
	D41 Demo Ex. Stl. Stair System	4.00	each		-		
	D42 Demo Ex. Masonry Wall	6,966.00	sqft		-		
	D43. Demo Ex. Wd Flrg, Finishes, Cabinets, Shelving, Drywa	1,965.00	sqft		-		
	D44 Demo Ex. Window		each		-		
	D45 Demo Ex. Door & Frame	2.00	each		-		
	Demo Existing Interior Walls	17,980.00	sqft		-		
	Demo Toilet Partitions	14.00	each		-		
	Demo Base Cabinet	6.00	lnft		-		
	Demo RCP	28,541.00	sqft		-		
	Demo Exterior Soffit	32.00	sqft		-		
	Demo Gyp/Plaster Ceilings	2,484.00	sqft		-		
					-		
					-		
BP390	Turnkey Concrete	28,933.00	sf	\$ -		\$ 58,136	\$ 2.01
	Concrete sub	1.00	lsum	\$ 58,136.07	58,136		
313116	Termite Control		sqft		\$ -		
	Cast in place concrete foundations						
	F2.0 Footing - 2x1	1.00	cuyd		-		
	F3.0 Footing - 3x1	2.00	cuyd		-		
	F4.0 Footing - 4x1 (missing from footing schedule)	1.00	cuyd		-		
	F4.5 Footing - 4x6x1 (missing from footing schedule)	1.00	cuyd		\$ -		
	Wall Footing - 2' (11,12/S201,10/S202,4/S203)	5.00	cuyd		-		
				\$ -	\$ -		
	Cast in place concrete walls						
			sf		\$ -		
	CIP concrete slab on grade						
	SOG-4", WWF, 4" Stone, VB	1,638.00	sf		\$ -		
					\$ -		
					\$ -		
	CIP concrete slab on metal deck						
	SOD - 5" LW, 2" Comp Fir Dk, WWR	984.00	sqft		\$ -		
					\$ -		
					\$ -		
					\$ -		
					\$ -		
	CIP concrete stair pan fill						
	CIP Miscellaneous				\$ -		
	F81 Stone Infill at Old Auditorium		cy		-		

				\$	-	\$	-		
BP350	Precast	-	sf	\$	-	\$	-	\$	-
BP400	Turnkey Masonry	-	sf	\$	-	\$	-	\$	3,285.00
	Masonry Subcontractor	1.00	lsum	\$	3,285.00	\$	3,285		0.11
						\$	-		
	CMU								
	Patch Existing CMU Allowance	1.00	ALLOW			\$	-		
	4" CMU Fdn. Wall (7,10,11,12,20/S201)	154.00	sqft	\$	-	\$	-		
	8" CMU Fdn. Wall (7,10,11,12,20/S201)	154.00	sqft	\$	-	\$	-		
						\$	-		
	Veneer								
	Clean Existing Brick Allowance (Pressure Washing Only)	14,000.00	SQFT			\$	-		
	E02 - Running Bond Brick	248.00	sqft			\$	-		
	E07 - Vertical Running Bond	68.00	sqft	\$	-	\$	-		
	E28 - Cont. Triple Stacked Face Brick Soldier Course	54.00	sqft			\$	-		
	E34 - Masonry Infill to Replace Ex. SF Entry System	52.00	sqft			\$	-		
						\$	-		
BP500	Turnkey Structural Steel	28,933.00	sf	\$	-	\$	-	\$	142,000
	Steel Subcontractor	1.00	lsum	\$	142,000.00	\$	142,000		4.91
						\$	-		
	Structural & Misc. Steel								
	Structural Steel	9.46	tons			\$	-		
	Misc Metal Allowance	0.95	tons			\$	-		
	Joists	0.41	tons			\$	-		
						\$	-		
						\$	-		
	Metal decking								
	Roof Deck	2,511.00	sqft			\$	-		
						\$	-		
	Miscellaneous metals								
	F35 - Painted Guardrail and Handrail	127.00	lnft			\$	-		
	Misc Metal Allowance	1.00	ALLOW			\$	-		
						\$	-		
BP610	Rough Carpentry and Blocking	-	sf	\$	-	\$	-	\$	-
			ls			\$	-		
			ls			\$	-		
	Framing and connections								
			lf	\$	-	\$	-		
			sf	\$	-	\$	-		
	Wood blocking								
	Roof Blocking		lf			\$	-		
	Wall Blocking	-	lf	\$	4.50	\$	-		
			sf	\$	-	\$	-		
BP640	Finish Carpentry and Casework	-	sf	\$	-	\$	-	\$	-
	Millwork Subcontractor	1.00	ls	\$	-	\$	-		
			ls	\$	-	\$	-		
	Finish carpentry								
	Wood Base	74.00	LNFT			\$	-		
						\$	-		
	Cabinetry								
	F37 - Base Cabinet		LNFT			\$	-		
	Upper Cabinet - 1'-6"		LNFT			\$	-		
	F37 - Upper & Base Cabinet w Solid Surface Top 153	13.00	LNFT			\$	-		
	F37 - Upper & Base Cabinet w Solid Surface Top 154	17.00	LNFT			\$	-		
	F37 - Upper & Base Cabinet w Solid Surface Top 164A	3.00	LNFT			\$	-		
	F37 - Upper & Base Cabinet w Solid Surface Top 231	10.00	LNFT			\$	-		
	F64 Solid Surface Countertop & Base Cabinets 186	9.00	LNFT			\$	-		
	F64 Solid Surface Countertop & Base Cabinets 231	15.00	LNFT			\$	-		
	Plam Vanity Top 181T,182T	17.00	LNFT			\$	-		
	Plam Vanity Top 254T,255T	16.00	LNFT			\$	-		
						\$	-		
	Solid Surface Countertops					\$	-		
	F37 - Upper & Base Cabinet w Solid Surface Top 153	13.00	LNFT			\$	-		
	F37 - Upper & Base Cabinet w Solid Surface Top 154	17.00	LNFT			\$	-		
	F37 - Upper & Base Cabinet w Solid Surface Top 164A	3.00	LNFT			\$	-		
	F37 - Upper & Base Cabinet w Solid Surface Top 231	10.00	LNFT			\$	-		
	F64 Solid Surface Countertop & Base Cabinets 186	9.00	LNFT			\$	-		
	F64 Solid Surface Countertop & Base Cabinets 231	15.00	LNFT			\$	-		
						\$	-		
BP780	Sprayed on Fireproofing	-	sf	\$	-	\$	-	\$	-
						\$	-	\$	-
						\$	-	\$	-
BP790	Caulking, Waterproofing, Firestopping	28,933.00	sf	\$	-	\$	-	\$	-
	Caulking, Waterproofing, Firestopping	1.00	ls	\$	-	\$	-	\$	-
						\$	-	\$	-

	F16 - Expansion Joints	407.00	LNFT	\$ -	\$ -		
	Waterproofing Allowance	1.00	ALLOW		\$ -		
					\$ -		
BP720	EIFS	-	sf	\$ -		\$ 1,540	\$ 0.05
	EIFS	1.00	lsum	\$ 1,540.00	\$ 1,540		
				\$ -	\$ -		
				\$ -	\$ -		
BP740	Roofing	-	sf	\$ -		\$ 2,500	\$ 0.09
	Roofing	1.00	lsum	\$ 2,500.00	\$ 2,500		
074115					\$ -		
					\$ -		
					\$ -		
					\$ -		
BP800	Doors, Frames, Hardware, Install	28,933.00	sf	\$ -		\$ 93,859	\$ 3.24
	DFH Subcontractor	1.00	ls	\$ 93,859.00	\$ 93,859		
083615			ls	\$ -	\$ -		
	Frames						
	HM door frame - Single	96.00	ea		\$ -		
	HM door frame - Double	3.00	ea		\$ -		
	Doors						
	HM Doors	-	ea		\$ -		
	Wood Doors	102.00	ea		\$ -		
					\$ -		
					\$ -		
	Hardware & specialties						
	Hardwares	102.00	ea		\$ -		
	Auto Operators		ea		\$ -		
	Installation	102.00	ea		\$ -		
					\$ -		
					\$ -		
BP840	Aluminum Framed Openings, Glass	28,933.00	sf	\$ -		\$ 131,000	\$ 4.53
	Glass & Glazing	1.00	lsum	\$ 131,000.00	\$ 131,000		
					\$ -		
	Glass & Glazing						
	E01 - Alum Storefront with Glazing - To Match Existing	166.00	SQFT	\$ -	\$ -		
	E04 - Alum Storefront System and Glazing	351.00	SQFT	\$ -	\$ -		
	F15 - Exterior Storefront		SQFT		\$ -		
	F67 Interior Window Opening Infill	55.00	sqft		\$ -		
	F79 Interior Storefront - 4'	23.00	sqft		\$ -		
					\$ -		
					\$ -		
					\$ -		
					\$ -		
					\$ -		
					\$ -		
					\$ -		
	Glass final cleaning	595.00	sf		\$ -		
					\$ -		
BP850	Special Doors	28,933.00	sf	\$ -		\$ -	\$ -
					\$ -		
					\$ -		
BP920	Metal Studs, Drywall, Insulation	-	sf	\$ -		\$ 468,825	\$ 16.20
	Drywall Subcontractor	1.00	lsum	\$ 468,825.00	\$ 468,825		
					\$ -		
	GWB - 4" Rated - 14ft		SQFT	\$ 9.00	\$ -		
	GWB - 4" Non-Rated - 14ft		SQFT	\$ 7.00	\$ -		
	Existing Walls		SQFT	\$ 3.00	\$ -		
	GYP Ceilings - CN Recommends Reduction to 1,000 sqft		SQFT	\$ 10.00	\$ -		
	Soffits		SQFT	\$ 12.00	\$ -		
	S4N 5/8"GWB, 3 5/8" Studs. 5/8" GWB. Sound Batts	20,995.00	sqft		\$ -		
	S6N 5/8"GWB, 6" Studs. 5/8" GWB. Sound Batts	1,425.00	sqft		\$ -		
	SE4 5/8"GWB, 3 5/8" Studs.	1,254.00	sqft		\$ -		
	F14 Extrend Ex. Stud Wall & Fire-Seal	130.00	sqft		\$ -		
	Level 5 Finish with Dry Erase Wallcovering	7,324.00	sqft		\$ -		
	GWB Ceilings/Soffit	934.00	sqft		\$ -		
					\$ -		
BP925	Ceiling Treatments	-	sf	\$ -		\$ -	\$ -
					\$ -		
					\$ -		
	ACT - Reduce to \$4/sqft		SQFT	\$ 4.00	\$ -		
	CN Recommends to Add 2x8 Ceilings		SQFT	\$ 6.00	\$ -		
	ACT-1 2x2 Ceilings	68.00	sqft		\$ -		
	ACT-3 2x2 Ceilings	24,944.00	sqft		\$ -		
					\$ -		
BP960	Flooring	28,933.00	sf	\$ -		\$ 143,803	\$ 4.97
					\$ -		
					\$ -		
	Hard flooring						

	Tile Sub	1.00	lsum	\$ 39,703.00	\$ 39,703		
					\$ -		
	Large Format Porcelain Tile - CN to Change to LVT		SQFT		\$ -		
	Porcelain Tile Floors		SQFT		\$ -		
	Ceramic Wall Tile - Wet Walls Only (Full Height)		SQFT		\$ -		
	Tile Base		LNFT		\$ -		
	Porcelain Tile Flooring	941.00	sqft		\$ -		
	Ceramic Wall Tile - 9ft Tall - Wet Wall Only	1,448.00	sqft		\$ -		
					\$ -		
	Soft flooring						
	Resilient Flooring Sub	1.00	lsum	\$ 104,100.00	\$ 104,100		
					\$ -		
	Carpet		SQYD		\$ -		
	Dissipative Sheet Flooring in IT Rooms		SQFT		\$ -		
	LVT - CN to Change to VCT		SQFT		\$ -		
	Rubber Treads in Stairs - CN to Remove from Drawings		SQFT		\$ -		
	Rubber Base		LNFT		\$ -		
	Sealed Concrete		SQFT		\$ -		
	Protection & Moisture Allowance	1.00	ALLOW		\$ -		
	SVT, 36"x36" Seamless, 1x6 Wood Base	294.00	sqft		\$ -		
	Static Dissipative Sheet Flooring, 4" Rubber Base	878.00	sqft		\$ -		
	VCT, 12x12, 4" Rubber Base	16,763.00	sqft		\$ -		
	Carpet Tile, 4" Rubber Base	685.00	sqyd		\$ -		
	4" Rubber Base	6,567.00	lnft		\$ -		
					\$ -		
					\$ -		
					\$ -		
BP990	Painting and Coatings	28,933.00	sf	\$ -		\$ 54,050	\$ 1.87
	Painting and Coatings	1.00	ls	\$ 54,050.00	\$ 54,050		
					\$ -		
	Paint drywall	31,502.00	sqft		\$ -		
	Paint drywall ceilings	934.00	sqft		\$ -		
	Paint HM Doors & Frames	99.00	each		\$ -		
	OTS - No Ceiling, Open to Structure	349.00	sqft		\$ -		
	Sealed Concrete	1,277.00	sqft		\$ -		
	Dry Erase WC	7,324.00	sqft		\$ -		
	Touch up painting		sf	\$ 0.25			
					\$ -		
BP1000	Division 10 Accessories, Install	28,933.00	sf	\$ -		\$ 36,030	\$ 1.25
	Specialties Sub	1.00	lsum	\$ 22,750.00	\$ 22,750		
					\$ -		
					\$ -		
	Specialty						
	Phenolic Core Toilet Partitions	16.00	EACH		\$ -		
	Phenolic Core Urinal Screens	2.00	EACH		\$ -		
	Soap Dispenser	14.00	EACH		\$ -		
	18" Grab Bar	6.00	EACH		\$ -		
	36" Grab Bar	6.00	EACH		\$ -		
	42" Grab Bar	6.00	EACH		\$ -		
	Toilet Paper Dispenser	13.00	EACH		\$ -		
	Mirror - 18x36	14.00	EACH		\$ -		
	Paper Towel and Waste Receptacle	6.00	EACH		\$ -		
	Female Napkin Disposal	10.00	EACH		\$ -		
	Mop Holder	2.00	EACH		\$ -		
	PaperTowel Dispenser	10.00	EACH		\$ -		
	Fire Extinguishers/Cabinets	3.00	EACH		\$ -		
					\$ -		
					\$ -		
	Signage						
	Signage sub	1.00	lsum	\$ 13,279.50	\$ 13,280		
					\$ -		
BP1100	Equipment and Furnishings	28,933.00	sf	\$ -		\$ -	\$ -
	Furniture		ls	By Owner	\$ -		
	TV		ls	By Owner	\$ -		
BP1240	Window Treatments	-	sf	\$ -		\$ -	\$ -
	Window treatments	-	sqft		\$ -		
BP1300	Special Construction	28,933.00	sf	\$ -		\$ -	\$ -
			sqft	\$ 20.55	\$ -		
			each	\$ 5,000.00	\$ -		
				By Owner	\$ -		
					\$ -		
					\$ -		
					\$ -		
					\$ -		
					\$ -		
					\$ -		
BP1400	Conveying Systems	28,933.00	sf	\$ -		\$ -	\$ -

142415					\$ -			
					\$ -			
					\$ -			
BP1530	Fire Sprinkler Systems	28,933.00	sf	\$ -		\$ 160,000	\$ 5.53	
	Fire Sprinkler Systems	1.00	ls	\$ 160,000.00	\$ 160,000			
	Fire sprinkler system - Wet		sf		\$ -			
	Fire sprinkler system - Dry	-	sf		\$ -			
	Alarm check assembly		ls		\$ -			
	Fire department connection		ls		\$ -			
	Fire pump/ jockey pump		ls		\$ -			
BP1540	Plumbing Systems	28,933.00	sf	\$ -		\$ 347,790	\$ 12.02	
	Plumbing Systems	1.00	sqft	\$ 347,790.00	\$ 347,790			
	Incoming domestic water main riser		ls	\$ -	\$ -			
	Domestic water fittings, hangers, insulation (3/4" - 1-1/2")		ls	\$ -	\$ -			
	Domestic water fittings, hangers, insulation (2" - 3")		ls	\$ -	\$ -			
	Domestic isolation valves		ls	\$ -	\$ -			
	Sanitary/ vent piping (2" - 4")		ls	\$ -	\$ -			
	Sanitary/ vent piping (3" - 6")		ls	\$ -	\$ -			
	Plumbing fixtures & equipment							
	Toilets	18.00	each	\$ -	\$ -			
	Sinks	16.00	each	\$ -	\$ -			
	Urinals	4.00	each	\$ -	\$ -			
	Water Fountains	2.00	each	\$ -	\$ -			
			ea	\$ -	\$ -			
			ea	\$ -	\$ -			
			ea	\$ -	\$ -			
			ls	\$ -	\$ -			
			sqft		\$ -			
	Plumbing piping							
	Fixture water rough-in		ea	\$ -	\$ -			
	Fixture sanitary rough-in		ea	\$ -	\$ -			
	Sanitary vent thru roof		ea	\$ -	\$ -			
	Roof drain piping		ls	\$ -	\$ -			
	Specialty plumbing systems							
	Elevator sump pump		ea	\$ -	\$ -			
	Gas piping		ls	\$ -	\$ -			
BP1550	Mechanical Systems	28,933.00	sf	\$ -		\$ 581,200	\$ 20.09	
	Mechanical Systems	1.00	ls	\$ 581,200.00	\$ 581,200			
	HVAC equipment							
					\$ -			
					\$ -			
					\$ -			
	HVAC piping							
	Mechanical piping		sf	\$ -	\$ -			
	Natural gas piping		sf	\$ -	\$ -			
	Gas fired equipment hookup		sf	\$ -	\$ -			
	HVAC air distribution				\$ -			
	Supply air ductwork (w/ insulation)		lb	\$ -	\$ -			
	Return air and outside air ductwork (w/ insulation)		lb	\$ -	\$ -			
	Exhaust air ductwork		lb	\$ -	\$ -			
	Grilles, registers, and diffusers		ea	\$ -	\$ -			
	Outside air louvers		sf	\$ -	\$ -			
	Controls and testing				\$ -			
	Commissioning/ factory assistance		ls	\$ -	\$ -			
	Temporary controls/ wiring		sf	\$ -	\$ -			
	Test and balance		sf	\$ -	\$ -			
BP1600	Electrical Systems	28,933.00	sf	\$ -		\$ 915,200	\$ 31.63	
	Electrical Systems	1.00	ls	\$ 915,200.00	\$ 915,200			
			ls		\$ -			
	Electrical power							
	Electrical power							
	Lighting							
	Electrical special systems							
	Voice/ data	-	sf	By Owner	\$ -			
	Low voltage equipment/ security cameras	-	sf	By Owner	\$ -			
Building Package								
Cost of Work - Subtotal							\$ 3,603,017	\$ 124.53
*	CMAR General Conditions					\$ 233,623	\$ 8.07	
*						\$ -	\$ -	
*						\$ -	\$ -	
Subtotal - Cost of Work/ CMAR GC's							\$ 3,836,640	\$ 132.60
Construction Contingency							3.0%	\$ 167,488 \$ 5.79
Design/Estimate Contingency							0.0%	\$ - \$ -

Escalation Contingency	0.0%		\$	-	\$	-	
Project Insurances and Bonds	1.15%		\$	49,607	\$	1.71	
Performance and Payment Bond	0.97%		\$	41,842	\$	1.45	
Builders Risk	0.23%		\$	9,921	\$	0.34	
Subcontractor Default Insurance	1.45%		\$	52,244	\$	1.81	
Building Permit/ Inspections	0.00%		\$	-	\$	-	
Testing Agency	0.0%		\$	-	\$	-	
Subtotal				\$	4,157,742	\$	143.70
Construction Manager - Fees	3.75%		\$	155,915	\$	5.39	
Total				\$	4,313,657	\$	149.09

Project:	Blue Ridge Community College - Patton Hall	Estimate Date:	15-May-20
	FGMP Estimate	Revision:	
	ALT G-1 UPFIT OF FLEX LAB	Addenda:	
Location: Flat Rock, NC	TOTAL SF:	5,981.00	Prepared By: DLF
Architect: Clark Nexsen	Cost/ SF:	\$ 53.57	Reviewed By:



First floor (TOW)	LF	Building Square Footage - Total Breakdown			Verification
Second floor (TOW)	LF	Ground Floor	\$ 5,981	SF	TRUE
Third floor (TOW)	LF	First Floor		SF	TRUE
Fourth floor (TOW)	LF	Second Floor		SF	FALSE
Parapet (TOW)	LF		\$ -	SF	FALSE
TOTAL	LF	TOTAL	\$ 5,981	SF	TRUE

CSI	Description	Quantity	Unit	Unit Price	Unit Cost	TOTALS	\$/ SF
BP240	General Requirements	5,981.00	sf	\$ -		\$ -	\$ -
	General Requirements	0.00%	ls	\$ 269,405.59	\$ -		
				\$ -	\$ -		
				\$ -	\$ -		
	Deep Foundations	5,981.00	sf	\$ -	\$ -	\$ -	\$ -
BP390	Turnkey Concrete	5,981.00	sf	\$ -		\$ 18,600	\$ 3.11
		1.00	LSUM	\$ 18,600.00	\$ 18,600		
				\$ -	\$ -		
				\$ -	\$ -		
BP350	Precast	5,981.00	sf	\$ -		\$ -	\$ -
BP400	Turnkey Masonry	5,981.00	sf	\$ -		\$ -	\$ -
BP500	Turnkey Structural Steel	5,981.00	sf	\$ -		\$ 9,935	\$ 1.66
		1.00	LSUM	\$ 9,935.00	\$ 9,935		
				\$ -	\$ -		
				\$ -	\$ -		
BP610	Rough Carpentry and Blocking	5,981.00	sf	\$ -		\$ -	\$ -
BP640	Finish Carpentry and Casework	5,981.00	sf	\$ -		\$ -	\$ -
BP740	Roofing	5,981.00	sf	\$ -		\$ -	\$ -
BP780	Sprayed on Fireproofing	-	sf	\$ -		\$ -	\$ -
BP740	EIFS	-	sf	\$ -		\$ -	\$ -
BP790	Caulking, Waterproofing, Firestopping	5,981.00	sf	\$ -		\$ -	\$ -
BP800	Doors, Frames, Hardware, Install	5,981.00	sf	\$ -		\$ -	\$ -
BP840	Aluminum Framed Openings, Glass	5,981.00	sf	\$ -		\$ -	\$ -
BP850	Special Doors	-	sf	\$ -		\$ 14,979	\$ 2.50
	Overhead Door - Steel/Glass 10x10	1.00	each	\$ 14,978.59	\$ 14,979		
				\$ -	\$ -		
BP920	Metal Studs, Drywall, Insulation	5,981.00	sf	\$ -		\$ 10,450	\$ 1.75
		1.00	lsum	\$ 10,450.00	\$ 10,450		
092900	S8N 5/8"GWB, 8" Studs. 5/8" GWB. Sound Batts - Flex U	1,278.00	sqft		\$ -		
					\$ -		
					\$ -		
BP925	Ceiling Treatments	5,981.00	sf	\$ -		\$ -	\$ -
BP960	Flooring	5,981.00	sf	\$ -		\$ 700	\$ 0.12
		1.00	lsum	\$ 700.00	\$ 700		
				\$ -	\$ -		
				\$ -	\$ -		
BP990	Painting and Coatings	5,981.00	sf	\$ -		\$ 26,500	\$ 4.43
		1.00	ls	\$ 26,500.00	\$ 26,500		
				\$ -	\$ -		
	Exterior						
	Interior						
BP1000	Division 10 Accessories, Install	5,981.00	sf	\$ -		\$ 350	\$ 0.06
		1.00	lsum	\$ 350.00	\$ 350		
				\$ -	\$ -		
BP1100	Equipment and Furnishings	5,981.00	sf	\$ -		\$ -	\$ -
BP1240	Window Treatments	-	sf	\$ -		\$ -	\$ -
BP1300	Special Construction	Metal Panels	sf	\$ -		\$ -	\$ -
BP1400	Conveying Systems	5,981.00	sf	\$ -		\$ -	\$ -
BP1530	Fire Sprinkler Systems	5,981.00	sf	\$ -		\$ 27,000	\$ 4.51
	Fire Sprinkler Systems	1.00	ls	\$ 27,000.00	\$ 27,000		
BP1540	Plumbing Systems	5,981.00	sf	\$ -		\$ 5,762	\$ 0.96
	Upfit of Flex Lab	1.00	lsum	\$ 5,762.00	\$ 5,762		
				\$ -	\$ -		
BP1550	Mechanical Systems	5,981.00	sf	\$ -		\$ 65,300	\$ 10.92
	Upfit of Flex Lab	1.00	lsum	\$ 65,300.00	\$ 65,300		
				\$ -	\$ -		
				\$ -	\$ -		
BP1600	Electrical Systems	5,981.00	sf	\$ -		\$ 89,830	\$ 15.02
	Upfit of Flex Lab	1.00	lsum	\$ 89,830.00	\$ 89,830		
				\$ -	\$ -		
				\$ -	\$ -		

BP235	Building Demolition	5,981.00	sf	\$	-	\$	-	\$	-
BP260	Site Utilities	5,981.00	sf	\$	-	\$	-	\$	-
BP270	Site Concrete	5,981.00	sf	\$	-	\$	-	\$	-
BP290	Landscaping	5,981.00	sf	\$	-	\$	-	\$	-
Building Package									
Cost of Work - Subtotal						\$	269,406	\$	45.04
*	CMAR General Conditions					\$	20,615	\$	3.45
*								\$	-
*								\$	-
Subtotal - Cost of Work/ CMAR GC's						\$	290,021	\$	48.49
Construction Contingency	3.0%					\$	8,082	\$	1.35
Design/Estimate Contingency	0.0%					\$	-	\$	-
Escalation Contingency	0.0%					\$	-	\$	-
Project Insurances and Bonds	1.15%					\$	3,684	\$	0.62
Performance and Payment Bond	0.97%					\$	3,108	\$	0.52
Subcontractor Default Insurance	1.45%					\$	3,906	\$	0.65
Building Permit/ Inspections	0.00%					\$	-	\$	-
Testing Agency	0.0%					\$	-	\$	-
Subtotal						\$	308,801	\$	51.63
Construction Manager - Fees	3.75%					\$	11,580	\$	1.94
Total						\$	320,381	\$	53.57

Project:	Blue Ridge Community College - Patton Hall	Estimate Date:	15-May-20
	FGMP Estimate	Revision:	
	ALT A-2 ROOF SCREENS	Addenda:	
Location: Flat Rock, NC	TOTAL SF: -	Prepared By:	DLF
Architect: Clark Nexsen	Cost/ SF:	#DIV/0!	Reviewed By:



First floor (TOW)	LF	Building Square Footage - Total Breakdown			Verification
Second floor (TOW)	LF	Ground Floor	SF	TRUE	
Third floor (TOW)	LF	First Floor	SF	TRUE	
Fourth floor (TOW)	LF	Second Floor	SF	FALSE	
Parapet (TOW)	LF		SF	FALSE	
TOTAL	LF	TOTAL	\$ - SF	TRUE	

CSI	Description	Quantity	Unit	Unit Price	Unit Cost	TOTALS	\$/ SF	
BP240	General Requirements	-	sf	\$ -		\$ -	#DIV/0!	
	General Requirements	0.00%	ls	\$ 377,623.00	\$ -			
				\$ -	\$ -			
					\$ -			
	Deep Foundations	-	sf	\$ -		\$ -	#DIV/0!	
BP390	Turnkey Concrete	-	sf	\$ -		\$ -	#DIV/0!	
BP350	Precast	-	sf	\$ -		\$ -	#DIV/0!	
BP400	Turnkey Masonry	-	sf	\$ -		\$ -	#DIV/0!	
BP500	Turnkey Structural Steel	-	sf	\$ -		\$ 71,155	#DIV/0!	
	Roof screen	1.00	LSUM	\$ 71,155.00	\$ 71,155			
					\$ -			
					\$ -			
BP610	Rough Carpentry and Blocking	-	sf	\$ -		\$ -	#DIV/0!	
BP640	Finish Carpentry and Casework	-	sf	\$ -		\$ -	#DIV/0!	
BP740	Roofing	-	sf	\$ -		\$ 299,968	#DIV/0!	
	Roof screen	1.00	lsum	\$ 299,968.00	\$ 299,968			
074115					\$ -			
					\$ -			
				\$ -	\$ -			
				\$ -	\$ -			
BP780	Sprayed on Fireproofing	-	sf	\$ -		\$ -	#DIV/0!	
BP740	EIFS	-	sf	\$ -		\$ -	#DIV/0!	
BP790	Caulking, Waterproofing, Firestopping	-	sf	\$ -		\$ -	#DIV/0!	
BP800	Doors, Frames, Hardware, Install	-	sf	\$ -		\$ -	#DIV/0!	
BP840	Aluminum Framed Openings, Glass	-	sf	\$ -		\$ -	#DIV/0!	
BP850	Special Doors	-	sf	\$ -		\$ -	#DIV/0!	
BP920	Metal Studs, Drywall, Insulation	-	sf	\$ -		\$ -	#DIV/0!	
BP925	Ceiling Treatments	-	sf	\$ -		\$ -	#DIV/0!	
BP960	Flooring	-	sf	\$ -		\$ -	#DIV/0!	
BP990	Painting and Coatings	-	sf	\$ -		\$ 6,500	#DIV/0!	
	Roof screen	1.00	ls	\$ 6,500.00	\$ 6,500			
					\$ -			
					\$ -			
	Exterior							
	Interior							
BP1000	Division 10 Accessories, Install	-	sf	\$ -		\$ -	#DIV/0!	
BP1100	Equipment and Furnishings	-	sf	\$ -		\$ -	#DIV/0!	
BP1240	Window Treatments	-	sf	\$ -		\$ -	#DIV/0!	
BP1300	Special Construction	Metal Panels	sf	\$ -		\$ -	#DIV/0!	
BP1400	Conveying Systems	-	sf	\$ -		\$ -	#DIV/0!	
BP1530	Fire Sprinkler Systems	-	sf	\$ -		\$ -	#DIV/0!	
BP1540	Plumbing Systems	-	sf	\$ -		\$ -	#DIV/0!	
BP1550	Mechanical Systems	-	sf	\$ -		\$ -	#DIV/0!	
BP1600	Electrical Systems	-	sf	\$ -		\$ -	#DIV/0!	
BP235	Building Demolition	-	sf	\$ -		\$ -	#DIV/0!	
BP260	Site Utilities	-	sf	\$ -		\$ -	#DIV/0!	
BP270	Site Concrete	-	sf	\$ -		\$ -	#DIV/0!	
BP290	Landscaping	-	sf	\$ -		\$ -	#DIV/0!	
Building Package								
Cost of Work - Subtotal						\$ 377,623	#DIV/0!	
*	CMAR General Conditions						\$ -	#DIV/0!
*								#DIV/0!
*								#DIV/0!
Subtotal - Cost of Work/ CMAR GC's						\$ 377,623	#DIV/0!	
Construction Contingency						\$ 11,329	#DIV/0!	
Design/Estimate Contingency						\$ -	#DIV/0!	
Escalation Contingency						\$ -	#DIV/0!	
Project Insurances and Bonds						\$ 4,812	#DIV/0!	
Performance and Payment Bond						\$ 4,059	#DIV/0!	

Subcontractor Default Insurance	1.45%		\$	5,476	#DIV/0!
Building Permit/ Inspections	0.00%		\$	-	#DIV/0!
Testing Agency	0.0%		\$	-	\$ -
Subtotal			\$	403,298	#DIV/0!
Construction Manager - Fees	3.75%		\$	15,124	#DIV/0!
Total			\$	418,421	#DIV/0!

Project:	Blue Ridge Community College - Patton Hall	Estimate Date:	15-May-20
	FGMP Estimate	Revision:	
	ALT A-3 MARKERBOARD COVERINGS	Addenda:	
Location: Flat Rock, NC	TOTAL SF: -	Prepared By:	DLF
Architect: Clark Nexsen	Cost/ SF:	#DIV/0!	Reviewed By:



First floor (TOW)	LF	Building Square Footage - Total Breakdown			Verification
Second floor (TOW)	LF	Ground Floor	SF	TRUE	
Third floor (TOW)	LF	First Floor	SF	TRUE	
Fourth floor (TOW)	LF	Second Floor	SF	FALSE	
Parapet (TOW)	LF		SF	FALSE	
TOTAL	LF	TOTAL	\$ - SF	TRUE	

CSI	Description	Quantity	Unit	Unit Price	Unit Cost	TOTALS	\$/ SF
BP240	General Requirements	-	sf	\$ -		\$ -	#DIV/0!
	General Requirements	0.00%	ls	\$ 74,000.00	\$ -		
				\$ -	\$ -		
					\$ -		
	Deep Foundations	-	sf	\$ -		\$ -	#DIV/0!
BP390	Turnkey Concrete	-	sf	\$ -		\$ -	#DIV/0!
BP350	Precast	-	sf	\$ -		\$ -	#DIV/0!
BP400	Turnkey Masonry	-	sf	\$ -		\$ -	#DIV/0!
BP500	Turnkey Structural Steel	-	sf	\$ -		\$ -	#DIV/0!
BP610	Rough Carpentry and Blocking	-	sf	\$ -		\$ -	#DIV/0!
BP640	Finish Carpentry and Casework	-	sf	\$ -		\$ -	#DIV/0!
BP740	Roofing	-	sf	\$ -		\$ -	#DIV/0!
BP780	Sprayed on Fireproofing	-	sf	\$ -		\$ -	#DIV/0!
BP740	EIFS	-	sf	\$ -		\$ -	#DIV/0!
BP790	Caulking, Waterproofing, Firestopping	-	sf	\$ -		\$ -	#DIV/0!
BP800	Doors, Frames, Hardware, Install	-	sf	\$ -		\$ -	#DIV/0!
BP840	Aluminum Framed Openings, Glass	-	sf	\$ -		\$ -	#DIV/0!
BP850	Special Doors	-	sf	\$ -		\$ -	#DIV/0!
BP920	Metal Studs, Drywall, Insulation	-	sf	\$ -		\$ 5,000	#DIV/0!
	Alt A-3 "Markerboard Covering at Classrm Walls"	1.00	LSUM	\$ 5,000.00	\$ 5,000		
					\$ -		
					\$ -		
					\$ -		
					\$ -		
				\$ -	\$ -		
				\$ -	\$ -		
BP925	Ceiling Treatments	-	sf	\$ -		\$ -	#DIV/0!
BP960	Flooring	-	sf	\$ -		\$ -	#DIV/0!
BP990	Painting and Coatings	-	sf	\$ -		\$ 69,000	#DIV/0!
	Alt A-3 "Markerboard Covering at Classrm Walls"	1.00	ls	\$ 69,000.00	\$ 69,000		
					\$ -		
					\$ -		
	Exterior						
	Interior						
BP1000	Division 10 Accessories, Install	-	sf	\$ -		\$ -	#DIV/0!
BP1100	Equipment and Furnishings	-	sf	\$ -		\$ -	#DIV/0!
BP1240	Window Treatments	-	sf	\$ -		\$ -	#DIV/0!
BP1300	Special Construction	Metal Panels	sf	\$ -		\$ -	#DIV/0!
BP1400	Conveying Systems	-	sf	\$ -		\$ -	#DIV/0!
BP1530	Fire Sprinkler Systems	-	sf	\$ -		\$ -	#DIV/0!
BP1540	Plumbing Systems	-	sf	\$ -		\$ -	#DIV/0!
BP1550	Mechanical Systems	-	sf	\$ -		\$ -	#DIV/0!
BP1600	Electrical Systems	-	sf	\$ -		\$ -	#DIV/0!
BP235	Building Demolition	-	sf	\$ -		\$ -	#DIV/0!
BP260	Site Utilities	-	sf	\$ -		\$ -	#DIV/0!
BP270	Site Concrete	-	sf	\$ -		\$ -	#DIV/0!
BP290	Landscaping	-	sf	\$ -		\$ -	#DIV/0!
Building Package							
	Cost of Work - Subtotal					\$ 74,000	#DIV/0!
*	CMAR General Conditions					\$ -	#DIV/0!
*							#DIV/0!
*							#DIV/0!
Subtotal - Cost of Work/ CMAR GC's						\$ 74,000	#DIV/0!
Construction Contingency	3.0%					\$ 2,220	#DIV/0!
Design/Estimate Contingency	0.0%					\$ -	#DIV/0!
Escalation Contingency	0.0%					\$ -	#DIV/0!
Project Insurances and Bonds	1.15%					\$ 943	#DIV/0!
Performance and Payment Bond	0.97%					\$ 795	#DIV/0!
Subcontractor Default Insurance	1.45%					\$ 1,073	#DIV/0!

Building Permit/ Inspections	0.00%			\$	-	#DIV/0!
Testing Agency	0.0%			\$	-	\$ -
Subtotal				\$	79,031	#DIV/0!
Construction Manager - Fees	3.75%			\$	2,964	#DIV/0!
Total				\$	81,995	#DIV/0!

Project:	Blue Ridge Community College - Patton Hall	Estimate Date:	15-May-20
	FGMP Estimate	Revision:	
	ALT M-1 OWNER PREFERRED DDC CONTROLS	Addenda:	
Location: Flat Rock, NC	TOTAL SF:	-	Prepared By: DLF
Architect: Clark Nexsen	Cost/ SF:	#DIV/0!	Reviewed By:



			Building Square Footage - Total Breakdown			Verification
First floor (TOW)	LF		Ground Floor		SF	TRUE
Second floor (TOW)	LF		First Floor		SF	TRUE
Third floor (TOW)	LF	-	Second Floor		SF	FALSE
Fourth floor (TOW)	LF	-			SF	FALSE
Parapet (TOW)	LF	-			SF	FALSE
TOTAL	LF	-	TOTAL	\$ -	SF	TRUE

CSI	Description	Quantity	Unit	Unit Price	Unit Cost	TOTALS	\$/ SF
BP240	General Requirements	-	sf	\$ -		\$ -	#DIV/0!
	General Requirements	0.00%	ls	\$ 158,590.00	\$ -		
				\$ -	\$ -		
					\$ -		
	Deep Foundations	-	sf	\$ -		\$ -	#DIV/0!
BP390	Turnkey Concrete	-	sf	\$ -		\$ -	#DIV/0!
BP350	Precast	-	sf	\$ -		\$ -	#DIV/0!
BP400	Turnkey Masonry	-	sf	\$ -		\$ -	#DIV/0!
BP500	Turnkey Structural Steel	-	sf	\$ -		\$ -	#DIV/0!
BP610	Rough Carpentry and Blocking	-	sf	\$ -		\$ -	#DIV/0!
BP640	Finish Carpentry and Casework	-	sf	\$ -		\$ -	#DIV/0!
BP740	Roofing	-	sf	\$ -		\$ -	#DIV/0!
BP780	Sprayed on Fireproofing	-	sf	\$ -		\$ -	#DIV/0!
BP740	EIFS	-	sf	\$ -		\$ -	#DIV/0!
BP790	Caulking, Waterproofing, Firestopping	-	sf	\$ -		\$ -	#DIV/0!
BP800	Doors, Frames, Hardware, Install	-	sf	\$ -		\$ -	#DIV/0!
BP840	Aluminum Framed Openings, Glass	-	sf	\$ -		\$ -	#DIV/0!
BP850	Special Doors	-	sf	\$ -		\$ -	#DIV/0!
BP920	Metal Studs, Drywall, Insulation	-	sf	\$ -		\$ -	#DIV/0!
BP925	Ceiling Treatments	-	sf	\$ -		\$ -	#DIV/0!
BP960	Flooring	-	sf	\$ -		\$ -	#DIV/0!
BP990	Painting and Coatings	-	sf	\$ -		\$ -	#DIV/0!
BP1000	Division 10 Accessories, Install	-	sf	\$ -		\$ -	#DIV/0!
BP1100	Equipment and Furnishings	-	sf	\$ -		\$ -	#DIV/0!
BP1240	Window Treatments	-	sf	\$ -		\$ -	#DIV/0!
BP1300	Special Construction	-	sf	\$ -		\$ -	#DIV/0!
BP1400	Conveying Systems	-	sf	\$ -		\$ -	#DIV/0!
BP1530	Fire Sprinkler Systems	-	sf	\$ -		\$ -	#DIV/0!
BP1540	Plumbing Systems	-	sf	\$ -		\$ -	#DIV/0!
BP1550	Mechanical Systems	-	sf	\$ -		\$ 158,590	#DIV/0!
	ALT M-1 OWNER PREFERRED DDC CONTROLS	1.00	lsum	\$ 158,590.00	\$ 158,590		
					\$ -		
					\$ -		
					\$ -		
					\$ -		
					\$ -		
					\$ -		
BP1600	Electrical Systems	-	sf	\$ -		\$ -	#DIV/0!
BP235	Building Demolition	-	sf	\$ -		\$ -	#DIV/0!
BP260	Site Utilities	-	sf	\$ -		\$ -	#DIV/0!
BP270	Site Concrete	-	sf	\$ -		\$ -	#DIV/0!
BP290	Landscaping	-	sf	\$ -		\$ -	#DIV/0!
Building Package							
	Cost of Work - Subtotal					\$ 158,590	#DIV/0!
*	CMAR General Conditions					\$ -	#DIV/0!
*							#DIV/0!
*							#DIV/0!
Subtotal - Cost of Work/ CMAR GC's						\$ 158,590	#DIV/0!
Construction Contingency	3.0%					\$ 4,758	#DIV/0!
Design/Estimate Contingency	0.0%					\$ -	#DIV/0!
Escalation Contingency	0.0%					\$ -	#DIV/0!
Project Insurances and Bonds	1.15%					\$ 2,021	#DIV/0!
Performance and Payment Bond	0.97%					\$ 1,705	#DIV/0!
Subcontractor Default Insurance	1.45%					\$ 2,300	#DIV/0!
Building Permit/ Inspections	0.00%					\$ -	#DIV/0!
Testing Agency	0.0%					\$ -	\$ -
Subtotal						\$ 169,373	#DIV/0!
Construction Manager - Fees	3.75%					\$ 6,351	#DIV/0!

Total

\$

175,724

#DIV/0!

Project:	Blue Ridge Community College - Patton Hall		Estimate Date:	15-May-20
	FGMP Estimate		Revision:	
	ALT E-1 IBEC SYSTEM		Addenda:	
Location: Flat Rock, NC	TOTAL SF:	-	Prepared By:	DLF
Architect: Clark Nexsen	Cost/ SF:	#DIV/0!	Reviewed By:	



			Building Square Footage - Total Breakdown			Verification
First floor (TOW)		LF	Ground Floor		SF	TRUE
Second floor (TOW)		LF	First Floor		SF	TRUE
Third floor (TOW)	-	LF	Second Floor		SF	FALSE
Fourth floor (TOW)	-	LF			SF	FALSE
Parapet (TOW)	-	LF			SF	FALSE
TOTAL	-	LF	TOTAL	\$ -	SF	TRUE

CSI	Description	Quantity	Unit	Unit Price	Unit Cost	TOTALS	\$/ SF
BP240	General Requirements	-	sf	\$ -		\$ -	#DIV/0!
	General Requirements	0.00%	ls	\$ 95,655.00	\$ -		
				\$ -	\$ -		
					\$ -		
	Deep Foundations	-	sf	\$ -		\$ -	#DIV/0!
BP390	Turnkey Concrete	-	sf	\$ -		\$ -	#DIV/0!
BP350	Precast	-	sf	\$ -		\$ -	#DIV/0!
BP400	Turnkey Masonry	-	sf	\$ -		\$ -	#DIV/0!
BP500	Turnkey Structural Steel	-	sf	\$ -		\$ -	#DIV/0!
BP610	Rough Carpentry and Blocking	-	sf	\$ -		\$ -	#DIV/0!
BP640	Finish Carpentry and Casework	-	sf	\$ -		\$ -	#DIV/0!
BP740	Roofing	-	sf	\$ -		\$ -	#DIV/0!
BP780	Sprayed on Fireproofing	-	sf	\$ -		\$ -	#DIV/0!
BP740	EIFS	-	sf	\$ -		\$ -	#DIV/0!
BP790	Caulking, Waterproofing, Firestopping	-	sf	\$ -		\$ -	#DIV/0!
BP800	Doors, Frames, Hardware, Install	-	sf	\$ -		\$ -	#DIV/0!
BP840	Aluminum Framed Openings, Glass	-	sf	\$ -		\$ -	#DIV/0!
BP850	Special Doors	-	sf	\$ -		\$ -	#DIV/0!
BP920	Metal Studs, Drywall, Insulation	-	sf	\$ -		\$ -	#DIV/0!
BP925	Ceiling Treatments	-	sf	\$ -		\$ -	#DIV/0!
BP960	Flooring	-	sf	\$ -		\$ -	#DIV/0!
BP990	Painting and Coatings	-	sf	\$ -		\$ -	#DIV/0!
BP1000	Division 10 Accessories, Install	-	sf	\$ -		\$ -	#DIV/0!
BP1100	Equipment and Furnishings	-	sf	\$ -		\$ -	#DIV/0!
BP1240	Window Treatments	-	sf	\$ -		\$ -	#DIV/0!
BP1300	Special Construction	-	sf	\$ -		\$ -	#DIV/0!
BP1400	Conveying Systems	-	sf	\$ -		\$ -	#DIV/0!
BP1530	Fire Sprinkler Systems	-	sf	\$ -		\$ -	#DIV/0!
BP1540	Plumbing Systems	-	sf	\$ -		\$ -	#DIV/0!
BP1550	Mechanical Systems	-	sf	\$ -		\$ -	#DIV/0!
BP1600	Electrical Systems	-	sf	\$ -		\$ -	#DIV/0!
	ALT E-1 IBEC SYSTEM	1.00	lsum	\$ 95,655.00	\$ 95,655	95,655	#DIV/0!
					\$ -		
					\$ -		
					\$ -		
BP235	Building Demolition	-	sf	\$ -		\$ -	#DIV/0!
BP260	Site Utilities	-	sf	\$ -		\$ -	#DIV/0!
BP270	Site Concrete	-	sf	\$ -		\$ -	#DIV/0!
BP290	Landscaping	-	sf	\$ -		\$ -	#DIV/0!
Building Package							
	Cost of Work - Subtotal					\$ 95,655	#DIV/0!
*	CMAR General Conditions					\$ -	#DIV/0!
*							#DIV/0!
*							#DIV/0!
Subtotal - Cost of Work/ CMAR GC's						\$ 95,655	#DIV/0!
Construction Contingency	3.0%					\$ 2,870	#DIV/0!
Design/Estimate Contingency	0.0%					\$ -	#DIV/0!
Escalation Contingency	0.0%					\$ -	#DIV/0!
Project Insurances and Bonds	1.15%					\$ 1,219	#DIV/0!
Performance and Payment Bond	0.97%					\$ 1,028	#DIV/0!
Subcontractor Default Insurance	1.45%					\$ 1,387	#DIV/0!
Building Permit/ Inspections	0.00%					\$ -	#DIV/0!
Testing Agency	0.0%					\$ -	\$ -
Subtotal						\$ 102,159	#DIV/0!
Construction Manager - Fees	3.75%					\$ 3,831	#DIV/0!
Total						\$ 105,990	#DIV/0!



Blue Ridge Community College - Patton Hall
 FGMP Estimate
 Flat Rock, NC

1/11/2021

GMP #1 Presentation - Local and MWSBE Participation

WORK TRADE	SUBCONTRACTOR	MWSBE Participation
1 SITE DEVELOPMENT	DARI & NHM	\$ 754,000
2 DEEP FOUNDATIONS		
3 PRECAST CONCRETE		
4 CONCRETE	Concrete Connectdion	\$ -
5 MASONRY	Cherokee Masonry	\$ -
6 STRUCTURAL STEEL	Dave Steel	\$ -
7 ROUGH CARPENTRY		
8 GENERAL TRADES	BIM Modeler	\$ 75,000
9 HOISTING, CRANE, EQUIPMENT		
10 FINISH CARPENTRY, MILLWORK, & CASEWORK	Adams Group/New England Lab	\$ -
11 ROOFING	Benton	\$ 49,198
12 EIFS	Eastern Stucco	\$ -
13 SPRAY APPLIED FIREPROOFING	South Atlantic	\$ -
14 CAULKING, WATERPROOFING, FIRESTOPPING	JT Murphy	\$ 25,774
15 DOORS, FRAMES, & HARDWARE	Cook & Boardman	\$ -
16 GLASS & GLAZING SYSTEMS	Miller Glass	\$ -
17 DRYWALL ASSEMBLIES	Cherokee Acoustical	\$ 500,000
18 CEILING TREATMENTS	Cherokee Acoustical	
19 FLOORING & ACCESSORIES	Shields Inc./Foster	\$ 88,200
20 TILE	Lomax	\$ -
21 PAINTING	Southern Painting	\$ -
22 SPECIALTIES	RC Specialties	\$ -
23 SIGNAGE	APCO	\$ -
24 EQUIPMENT & FURNISHINGS	Perfection Equipment Company	\$ -
25 WINDOW TREATMENTS		
26 CONVEYING SYSTEMS	Kone	\$ -
27 FIRE SPRINKLERS	Yadkin Valley Fire Protection	\$ -
28 PLUMBING SYSTEMS	Broussard Plumbing	\$ -
29 HVAC & MECHANICAL SYSTEMS	Haynes Heating and Cooling	\$ -
30 ELECTRICAL SYSTEMS	Emory Electric	\$ -
31 LANDSCAPING		
32 COST OF WORK		\$ 1,492,172

TOTAL - \$ 1,492,172

TOTAL - % (FGMP) 7.49%



Blue Ridge Community College - Patton Hall
 FGMP Estimate
 CMAR General Trades

Code	Description	Qty	Unit	Labor	Material	Sub	Equip	Labor	Material	Sub	Equip	Item Total
GENERAL TRADES												
I. Safety, Security and Services												
	Safety Equipment/ OSHA Compliance	17	mo			450.00		-	-	7,650.00	-	7,650.00
	Construction Layout and Survey	1	ls			17,890.00		-	-	17,890.00	-	17,890.00
	Small Tools	17	mo		475.00	-		-	8,075.00	-	-	8,075.00
	Temp. Rails, barricards, Ramps etc...	17	ea		375.00	740.00		-	6,375.00	12,580.00	-	18,955.00
	First Aid Supplies	17	mo		135.00	-		-	2,295.00	-	-	2,295.00
	Onsite sotrage	14	mo		390.00	-		-	5,460.00	-	-	5,460.00
	Temporary Dry in conditions	1	ls		6,500.00	12,775.00		-	6,500.00	12,775.00	-	19,275.00
	Fire Extinguishers	17	mo		100.00	-		-	1,700.00	-	-	1,700.00
	Communications on Site	1	ls			1,663.17		-	-	1,663.17	-	1,663.17
	Dumpster Costs	14	mo			-	2,250.00	-	-	-	31,500.00	31,500.00
	Cleaning of Streets	15	mo			-	550.00	-	-	-	8,250.00	8,250.00
	Snow and Ice Removal	6	mo			-	675.00	-	-	-	4,050.00	4,050.00
	Subtotal							-	30,405.00	52,558.17	43,800.00	126,763.17
II. Facilities, Equipment and Services												
	Personnel, Material Hoist w/ Operator	0	mo			-		-	-	-	-	-
	Heavy Equipment Rentals	0	mo			-		-	-	-	-	-
	Temp Utilities (By Owner)	0	mo			-		-	-	-	-	-
	Temp Toilets	17	mo			850.00		-	-	14,450.00	-	14,450.00
	Fuel/ Repairs/ Maintenance	15	mo		200.00	-		-	3,000.00	-	-	3,000.00
	Subtotal							-	3,000.00	14,450.00	-	17,450.00
III. Vertical Hoisting												
	Subtotal							-	-	-	-	-
V. Quality Control												
	Project Photographs	17	mo			395.00		-	-	6,715.00	-	6,715.00
	Final Cleaning	79,998.00	sf			0.78		-	-	62,718.43	-	62,718.43
	Field Mockup Panel - Verification	0	ls			-		-	-	-	-	-
	DHSR Consultant	0	ls			-		-	-	-	-	-
	Waterproofing Consultant	0	ls			-		-	-	-	-	-
	Scheduling Coordinator	0	ls			-		-	-	-	-	-
	Misc.	0	ls			-		-	-	-	-	-
	Subtotal							-	-	69,433.43	-	69,433.43
GENERAL TRADES								Labor	Material	Sub	Equip	Item Total
								-	33,405.00	136,441.60	43,800.00	213,646.60
INSURANCES, BONDS AND TAXES												
I. Insurance and Bonds												
	Subtotal							-	-	-	-	-
IX. Other Costs												
	Material State Sales Tax	7.25%	1	ls		282.40		-	282.40	-	-	282.40
	Subtotal							-	282.40	-	-	282.40
TOTAL - GENERAL REQUIREMENTS								Labor	Material	Sub	Equip	Item Total
								-	33,687.40	136,441.60	43,800.00	213,929.00



Blue Ridge Community College - Patton Hall
Bid Tab Sheet

12/3/2020

SUBCONTRACTOR SCOPE SHEET

BP 0230 Division 02 Building Demolition	Bidder 1 DARI	Bidder 2 E. Luke Green Company	Bidder 3 EHG	Bidder 4 Neo Corporation
Bidding Items				
Base Bid Amount	\$579,000.00	\$807,900.00	\$657,579.00	726,100.00
Breakout for Reno Areas C&D	\$377,000.00	\$502,670.00	\$10,710.31	NA
Alternate #1 P&P Bond	add \$8,685.00	add \$9,575.00	add \$11,836.42	\$22,500.00
DM#01 Additional Hazardous Abatement	-\$10,000.00	-\$10,000.00	-\$10,000.00	-\$10,000.00
Deduct Composite Clean-up From Base Bid	-\$5,500.00	-\$10,005.00	-\$2,909.50	-\$1,000.00
TOTAL COST OF WORK :	\$563,500.00	\$787,895.00	\$644,669.50	\$715,100.00
Alternates				
Voluntary Alternate for 2 Bid Package Awards		NA	NA	NA
Alt A-1 "Flex Labs"	NA	NA	NA	NA
Alt A-2 "Roof Screens"	NA	NA	NA	NA
Alt A-3 "Markerboard Covering at Classrm Walls"	NA	NA	NA	NA
Alt A-4 "Owner Preferred Hardware"	NA	NA	NA	NA
Alt A-5 " Deduct to Change LVT-1 to VCT-1"	NA	NA	NA	NA
Alt F-1 "Owner Preferred Fire Alarm System"	NA	NA	NA	NA
Unit Prices				
Project Manager (per MH)	\$85.00	\$85.00	\$90.00	\$68.00
Super/Foreman (per MH)	\$75.00	\$65.00	\$77.00	\$56.00
Tradesman (per MH)	\$65.00	\$46.00	\$73.00	\$48.00
Laborer (per MH)	\$55.00	\$40.00	\$60.00	\$39.00
Unit Price PP01: Payment and Performance Bond	\$15.00/\$1000	\$12.00/\$1000	\$18.00/\$1000	\$34.00/\$1000
Allowance #1 Unit Price-Man Hour cost for composite cleanup	\$55.00	\$33.35	\$26.45	\$25.00
Unit Price CR10 - Removal & abatement of asbestos floor tile (per SF)	\$1.50	\$2.25	\$4.26	\$3.25
Unit Price CR11 - Removal & abatement of asbestos floor tile mastic (per SF)	\$2.50	\$2.45	\$4.82	\$2.50
Unit Price CR12 - Removal & abatement of asbestos window to brick caulking (per LF)	\$5.00	\$3.35	\$8.00	\$40.00
Unit Price CR13 - Removal & abatement of asbestos window glazing (per LF)	\$5.00	\$4.20	\$8.00	\$40.00
Unit Price CR14 - Lead paint removal if above permissible exposure limit (per SF)	\$30.00	NA	\$9.00	\$4.30
Unit Price CR11 - Removal & abatement of asbestos ceiling tile (per LF)	\$2.00	\$4.25	\$4.25	\$2.25
Allowances				
Allowance #1-Manhours for Composite Cleanup Crew included in base bid	100	300	110	40



Blue Ridge Community College - Patton Hall
Bid Tab Sheet

12/3/2020

SUBCONTRACTOR SCOPE SHEET

BP 0300 Division 03 Turnkey Concrete	Bidder 1 Briegan Concrete	Bidder 2 Concrete Connection	Bidder 3 DSG	Bidder 4 Thorsland
Bidding Items				
Base Bid Amount	\$1,480,050.00	\$1,177,321.93	\$1,269,300.00	1,317,028.00
Breakout for Reno Areas C&D	\$284,600.00	\$58,136.07	\$54,700.00	25,900.00
Alternate #1 P&P Bond	add \$11,746.00	add \$15,459.00	add \$13,308.00	\$17,889.00
Detail 20/S301 Concrete Beam Location Allowance				
Deduct Composite Clean-up From Base Bid	-\$14,310.00	-\$11,520.00	-\$5,000.00	-\$12,000.00
TOTAL COST OF WORK :	\$1,465,740.00	\$1,165,801.93	\$1,264,300.00	\$1,305,028.00
Alternates				
Voluntary Alternate for 2 Bid Package Awards	\$0.00		NA	NA
Alt A-1 "Flex Labs"	add \$55,000.00	\$18,600.00	add \$ 45,800	\$41,405.00
Alt A-2 "Roof Screens"	NA	NA	NA	NA
Alt A-3 "Markerboard Covering at Classrm Walls"	NA	NA	NA	NA
Alt A-4 "Owner Preferred Hardware"	NA	NA	NA	NA
Alt A-5 " Deduct to Change LVT-1 to VCT-1"	NA	NA	NA	NA
Alt F-1 "Owner Preferred Fire Alarm System"	NA	NA	NA	NA
Unit Prices				
Project Manager (per MH)	\$69.95	\$60.00	\$65.00	\$120.00
Super/Foreman (per MH)	\$78.96	\$45.00	\$55.00	\$100.00
Tradesman (per MH)	\$43.85	\$30.00	\$48.00	\$85.00
Laborer (per MH)	\$25.85	\$38.00	\$40.00	\$60.00
Allowance #1 Unit Price-Man Hour cost for composite cleanup	\$18.00	\$32.00	\$40.00	\$60.00
Unit Price No. 1: Payment and Performance Bond	\$8.90/\$1000	\$13.13/\$1000	\$12/\$1000	\$15.00/\$1000
Unit Price No. 2: Provide, place and finish interior 4" slab on grade (per SF)	\$11.00	\$0.60 min \$1500	\$9.50	\$6.50
Unit Price No. 3: Provide, place and finish interior 5" slab on metal deck (per SF)	\$12.50	\$0.70 min \$1500	\$6.50	\$5.85
Unit Price No. 4: Provide interior slab block outs in slab on grade (per SF)	\$30.00	\$5.00	\$4.75	\$25.00
Unit Price No. 5: Undercut, haul offsite and replace with suitable fill compacted in place (per CY)	\$77.20		\$65.00	\$100.00
Unit Price No. 6: Trench rock excavation and haul off (per CY)	\$280.00		\$500.00	\$250.00
Unit Price No. 7: Mass rock excavation and haul off (per CY)	\$250.00		\$500.00	\$230.00
Unit Price No. 8: Deliver and place #57 stone onsite (per TN)	\$37.75	\$42.00	\$50.00	\$45.00
Unit Price No. 9: Deliver and place ABC stone onsite (per TN)	\$33.65	\$42.00	\$45.00	\$50.00
Unit Price No. 11: Undercut, haul offsite and replace with washed 57 stone (per CY)	\$81.45		\$95.00	\$100.00
Allowances				
Allowance #1-Manhours for Composite Cleanup Crew included in base bid	795	360	125	200



Blue Ridge Community College - Patton Hall
Bid Tab Sheet

12/3/2020

SUBCONTRACTOR SCOPE SHEET

BP 0450 Division 04 Masonry	Bidder 1 Cherokee Masonry	Bidder 2 Electric City Masonry	Bidder 3 Helms	Bidder 4 Pride Masonry
Bidding Items				
Base Bid Amount	\$1,214,246.00	\$1,469,774.00	\$1,700,070.00	\$1,373,900.00
Breakout for Reno Areas C&D	\$3,285.00	\$90,000.00	\$110,000.00	\$59,000.00
Alternate #1 P&P Bond	add \$24,285.00	add \$10,290.00	add \$22,750.00	\$19,785.00
Deduct Composite Clean-up From Base Bid	-\$12,540.00	-\$2,100.00	-\$2,610.00	-\$15,447.50
MN#01 Additional Patching of Brick/CMU	-\$20,000.00	-\$20,000.00	-\$20,000.00	-\$20,000.00
MN#02 Additional Brick Staining	-\$5,000.00	-\$5,000.00	-\$5,000.00	-\$5,000.00
TOTAL COST OF WORK :	\$1,176,706.00	\$1,442,674.00	\$1,672,460.00	\$1,333,452.50

Alternates				
Voluntary Alternate for 2 Bid Package Awards	NA	NA	NA	NA
Alt A-1 "Flex Labs"	NA	NA	NA	NA
Alt A-2 "Roof Screens"	NA	NA	NA	NA
Alt A-3 "Markerboard Covering at Classrm Walls"	NA	NA	NA	NA
Alt A-4 "Owner Preferred Hardware"	NA	NA	NA	NA
Alt A-5 " Deduct to Change LVT-1 to VCT-1"	NA	NA	NA	NA
Alt F-1 "Owner Preferred Fire Alarm System"	NA	NA	NA	NA

Unit Prices				
Project Manager (per MH)	\$85.00	\$55.00	\$58.00	\$95.00
Super/Foreman (per MH)	\$65.00	\$45.00	\$48.00	\$73.00
Tradesman (per MH)	\$45.00	\$40.00	\$43.00	\$50.00
Laborer (per MH)	\$30.00	\$30.00	\$29.00	\$32.00
Allowance #1 Unit Price-Man Hour cost for composite cleanup	\$30.00	\$30.00	\$29.00	\$18.50
Unit Price No. 2: Payment and Performance Bond	\$20.00/\$1000	\$7.00/\$1000	\$14.40/\$1000	\$1.44/\$1000
Unit Price No. 3a: 4" Concrete masonry unit (per unit)	\$20.00	\$12.00	\$14.40	\$18.00
Unit Price No. 3b: 6" Concrete masonry unit (per unit)	\$20.00	\$13.00	\$13.00	\$18.50
Unit Price No. 3c: 8" Concrete masonry unit (per unit)	\$20.00	\$15.00	\$14.00	\$26.00
Unit Price No. 3d: 12" Concrete masonry unit (per unit)	\$20.00	\$18.00	\$16.00	\$28.00
Unit Price No. 3e: Brick veneer (per 1000 brick)	\$350.00	\$4,000.00	\$19.00	\$3,000.00

Allowances				
Allowance #1-Manhours for Composite Cleanup Crew included in base bid	418	70	90	835



Blue Ridge Community College - Patton Hall
Bid Tab Sheet

12/3/2020

SUBCONTRACTOR SCOPE SHEET

BP 0500 Division 05 Turnkey Steel	Bidder 1 Dave Steel	Bidder 2 Engineered Steel Products	Bidder 3 Henard	Bidder 4 SteelFab Inc	Bidder 5 Steelworks of the Carolinas	Bidder 6 Structural Steel of Carolina	Bidder 7 Universal Steel of NC
Bidding Items							
Base Bid Amount	\$1,460,884.00	\$1,782,973.00	\$1,780,000.00	\$1,714,865.00	\$1,732,230.00	\$1,743,000.00	\$1,661,601.00
Breakout for Reno Areas C&D	\$142,000.00	\$145,606.00	\$12,000.00	\$137,156.00	\$145,000.00	\$190,000.00	\$144,543.00
Alternate #1 P&P Bond	add \$14,608.84	add \$13,000.00	add \$17,800.00	add \$12,557.00	add \$15,145.00	add \$17,430.00	\$16,616.00
Deduct Composite Clean-up From Base Bid	-\$480.00	-\$1,600.00	-\$7,000.00	-\$7,995.00	-\$26,350.00	-\$7,950.00	-\$5,760.00
SS#01 Smoke Shutter Coordination	-\$7,500.00	-\$7,500.00	-\$7,500.00	-\$7,500.00	-\$7,500.00	-\$7,500.00	-\$7,500.00
SS#02 Additional Misc. Steel Infill at New to Existing	-\$25,000.00	-\$25,000.00	-\$25,000.00	-\$25,000.00	-\$25,000.00	-\$25,000.00	-\$25,000.00
SS#03 Additional Elevated Slab Opening Infill	-\$10,000.00	-\$10,000.00	-\$10,000.00	-\$10,000.00	-\$10,000.00	-\$10,000.00	-\$10,000.00
SS#04 Steel Coordination at Roof Screen Alternate	-\$10,000.00	-\$10,000.00	-\$10,000.00	-\$10,000.00	-\$10,000.00	-\$10,000.00	-\$10,000.00
TOTAL COST OF WORK :	\$1,407,904.00	\$1,728,873.00	\$1,720,500.00	\$1,654,370.00	\$1,653,380.00	\$1,682,550.00	\$1,603,341.00

Alternates	Bidder 1	Bidder 2	Bidder 3	Bidder 4	Bidder 5	Bidder 6	Bidder 7
Voluntary Alternate for 2 Bid Package Awards	NA		NA	NA	NA	NA	NA
Alt A-1 "Flex Labs"	add \$9,935.00	add \$4,300.00	NA	add \$10,324.00	add \$15,000.00	add \$7,500.00	\$3,800.00
Alt A-2 "Roof Screens"	add \$71,155.00	NA	add \$ 29,000	NA	NA	add \$ 80,136	NA
Alt A-3 "Markerboard Covering at Classm Walls"	NA	NA	NA	NA	NA	NA	NA
Alt A-4 "Owner Preferred Hardware"	NA	NA	NA	NA	NA	NA	NA
Alt A-5 " Deduct to Change LVT-1 to VCT-1"	NA	NA	NA	NA	NA	NA	NA
Alt F-1 "Owner Preferred Fire Alarm System"	NA	NA	NA	NA	NA	NA	NA
Unit Prices							
Project Manager (per MH)	\$125.00	\$95.00	\$110.00	\$120.00	\$150.00	\$75.00	\$85.00
Super/Foreman (per MH)	\$95.00	\$75.00	\$90.00	\$98.00	\$150.00	\$70.00	\$80.00
Tradesman (per MH)	\$85.00	\$70.00	\$75.00	\$70.00	\$100.00	\$65.00	\$75.00
Laborer (per MH)	\$75.00	\$40.00	\$65.00	\$55.00	\$85.00	\$65.00	\$65.00
Allowance #1 Unit Price-Man Hour cost for composite cleanup	\$40.00	\$40.00	\$35.00	\$15.00	\$85.00	\$15.00	\$72.00
Unit Price No. 2: Payment and Performance Bond	\$10.00/\$1000	\$7.29/\$1000	\$10.00/\$1000	\$1.00/\$1000	\$8.00/\$1000	\$14.00/\$1000	\$10/\$1000
Unit Price No. 3: Steel Detailing (cost per hour)	\$75.00	\$65.00	\$85.00	\$65.00	\$150.00	\$65.00	\$85.00
Unit Price No. 3: Structural Steel in place (per lb)	No bid	\$3.00	\$4,100.00	\$2.75	\$4,500.00	\$1.95	\$5.00
Unit Price No. 4: Miscellaneous steel in place (per lb)	No bid	\$4.00	\$6,500.00	\$3.75	\$6,000.00	\$2.25	\$10.00
Unit Price No. 5: Crane demobilization & re-mobilization (LS)	\$16,500.00	\$12,000.00	\$2,900.00	\$5,280.00	\$22,000.00	\$50,000.00	\$23,000.00
Allowances							
Allowance #1-Manhours for Composite Cleanup Crew included in base bid	12	40	200	533	310	530	80



Blue Ridge Community College - Patton Hall
Bid Tab Sheet

12/3/2020

SUBCONTRACTOR SCOPE SHEET

BP 0640 Division 06 Finish Carpentry, Millwork & Casework	Bidder 1 Adams Group	Bidder 2 Blankenship	Bidder 3 Lentz	Bidder 4 Millwork on 31st
Bidding Items				
Base Bid Amount	\$100,950.00	\$158,700.00	\$112,429.00	\$81,972.00
Breakout for Reno Areas C&D			\$39,829.00	
Alternate #1 P&P Bond	\$1,529.00		\$0.00	
Wood Tread Allowance	\$65,148.00	\$65,148.00	\$65,148.00	\$65,148.00
Casework 287 PLAM Base Cabinet Allowance	\$1,150.00	\$1,150.00	\$1,150.00	\$1,150.00
Vanities 145, 147, 105 & 107	Included	Included	Included	\$7,860.00
Deduct Composite Clean-up From Base Bid	-\$825.00	-\$1,225.00	-\$280.00	\$0.00
TOTAL COST OF WORK :	\$166,423.00	\$223,773.00	\$178,447.00	\$156,130.00
Unit Prices				
Voluntary Alternate for 2 Bid Package Awards	NA	NA	\$0.00	
Alt A-1 "Flex Labs"	NA	NA	\$0.00	
Alt A-2 "Roof Screens"	NA	NA	\$0.00	
Alt A-3 "Markerboard Covering at Classrm Walls"	NA	NA	\$0.00	
Alt A-4 "Owner Preferred Hardware"	NA	NA	\$0.00	
Alt A-5 " Deduct to Change LVT-1 to VCT-1"	NA	NA	\$0.00	
Alt F-1 "Owner Preferred Fire Alarm System"	NA	NA	\$0.00	
Unit Prices				
Project Manager (per MH)	\$90.00	\$60.00	\$55.00	
Super/Foreman (per MH)	\$80.00	\$60.00	\$50.00	
Tradesman (per MH)	\$70.00	\$50.00	\$35.00	
Laborer (per MH)	\$60.00	\$35.00	\$20.00	
Allowance #1 Unit Price-Man Hour cost for composite cleanup	\$825.00	\$35.00	\$280.00	
Unit Price No. 2: Payment and Performance Bond		\$11.14/\$1000	\$15.74/\$1000	
Unit Price No. 3: Solid Surface Countertops turnkey(per SF)			\$84.00	
Allowances				
Allowance #1-Manhours for Composite Cleanup Crew included in base bid	14	35	14	



Blue Ridge Community College - Patton Hall
Bid Tab Sheet

12/3/2020

SUBCONTRACTOR SCOPE SHEET

BP 0780 Division 07 Spray Applied Fireproofing	Bidder 1 South Atlantic	Bidder 2 Warco	Bidder 3	Bidder 4
Bidding Items				
Base Bid Amount	\$29,992.00	\$37,600.00		
Breakout for Reno Areas C&D	\$0.00	\$0.00		
Alternate #1 P&P Bond	\$1,500.00	\$600.00		
Deduct Composite Clean-up From Base Bid	-\$1,920.00	-\$630.00		
TOTAL COST OF WORK :	\$28,072.00	\$36,970.00		
Alternates				
Voluntary Alternate for 2 Bid Package Awards	NA	NA		
Alt A-1 "Flex Labs"	NA	NA		
Alt A-2 "Roof Screens"	NA	NA		
Alt A-3 "Markerboard Covering at Classrm Walls"	NA	NA		
Alt A-4 "Owner Preferred Hardware"	NA	NA		
Alt A-5 " Deduct to Change LVT-1 to VCT-1"	NA	NA		
Alt F-1 "Owner Preferred Fire Alarm System"	NA	NA		
Unit Prices				
Project Manager (per MH)	\$110.00	\$100.00		
Super/Foreman (per MH)	\$75.00	\$63.00		
Tradesman (per MH)	\$70.00	\$63.00		
Laborer (per MH)	\$60.00	\$63.00		
Allowance #1 Unit Price-Man Hour cost for composite cleanup	\$60.00	\$63.00		
Unit Price No. 1: Payment and Performance Bond	\$50/\$1000	\$16/\$1000		
Unit Price No. 2: Additional Mobilization (per each)	\$1,500.00	\$1,600.00		
Allowances				
Allowance #1-Manhours for Composite Cleanup Crew included in base bid	32	10		



Blue Ridge Community College - Patton Hall
Bid Tab Sheet

12/3/2020

SUBCONTRACTOR SCOPE SHEET

BP 0790 Division 07 Caulking & Waterproofing	Bidder 1 JT Murphy	Bidder 2 Palmetto	Bidder 3 Strickland	Bidder 4
Bidding Items				
Base Bid Amount	\$269,000.00	\$565,000.00	\$646,105.00	
Breakout for Reno Areas C&D	\$0.00	NA	\$34,200.00	
Alternate #1 P&P Bond	\$6,725.00	\$8,475.00	\$19,383.00	
Deduct Composite Clean-up From Base Bid	-\$3,000.00	-\$4,650.00	-\$6,750.00	
TOTAL COST OF WORK :	\$266,000.00	\$560,350.00	\$639,355.00	
Alternates				
Voluntary Alternate for 2 Bid Package Awards	\$0.00	NA	NA	
Alt A-1 "Flex Labs"	\$0.00	NA	NA	
Alt A-2 "Roof Screens"	\$0.00	NA	NA	
Alt A-3 "Markerboard Covering at Classrm Walls"	\$0.00	NA	NA	
Alt A-4 "Owner Preferred Hardware"	\$0.00	NA	NA	
Alt A-5 " Deduct to Change LVT-1 to VCT-1"	\$0.00	NA	NA	
Alt F-1 "Owner Preferred Fire Alarm System"	\$0.00	NA	NA	
Unit Prices				
Project Manager (per MH)	\$60.00	\$81.00	\$125.00	
Super/Foreman (per MH)	\$50.00	\$44.00	\$65.00	
Tradesman (per MH)	\$40.00	\$36.00	\$55.00	
Laborer (per MH)	\$30.00	\$23.00	\$45.00	
Allowance #1 Unit Price-Man Hour cost for composite cleanup	\$65.00	\$15.00	\$45.00	
Unit Price No. 1: Payment and Performance Bond	\$2.30/\$1000	\$15.00/\$1000	\$646.10/\$1000	
Unit Price No. 2: Removal and Replacement of Exterior Joint Sealant (per LF)	\$10.00	\$8.40	\$8.20	
Allowances				
Allowance #1-Manhours for Composite Cleanup Crew included in base bid	400	310	150	



Blue Ridge Community College - Patton Hall
Bid Tab Sheet

12/10/2020

SUBCONTRACTOR SCOPE SHEET

BP 0720 Division 07 EIFS	Bidder 1 Eastern Stucco	Bidder 2 Helms and Company, Inc.	Bidder 3	Bidder 4
Bidding Items				
Base Bid Amount	\$47,113.00	\$67,000.00		
Breakout for Reno Areas C&D	\$1,540.00			
Alternate #1 P&P Bond				
Deduct Composite Clean-up From Base Bid	-\$444.60	-\$500.00		
TOTAL COST OF WORK :	\$46,668.40	\$66,500.00		

Alternates				
Voluntary Alternate for 2 Bid Package Awards	\$0.00	NA		
Alt A-1 "Flex Labs"	NA	NA		
Alt A-2 "Roof Screens"	NA	NA		
Alt A-3 "Markerboard Covering at Classrm Walls"	NA	NA		
Alt A-4 "Owner Preferred Hardware"	NA	NA		
Alt A-5 " Deduct to Change LVT-1 to VCT-1"	NA	NA		
Alt F-1 "Owner Preferred Fire Alarm System"	NA	NA		
Unit Prices				
Project Manager (per MH)	\$67.50	\$30.00		
Super/Foreman (per MH)	\$47.25	\$28.00		
Tradesman (per MH)	\$40.35	\$25.00		
Laborer (per MH)	\$33.75	\$20.00		
Allowance #1 Unit Price-Man Hour cost for composite cleanup	\$37.05	\$25.00		
Unit Price No. 1: Payment and Performance Bond				
Unit Price No. 2: EIFS System (from sheathing out)	\$10.95	\$10.00		
Allowances				
Allowance #1-Manhours for Composite Cleanup Crew included in base bid	12	20		



Blue Ridge Community College - Patton Hall
Bid Tab Sheet

12/3/2020

SUBCONTRACTOR SCOPE SHEET

BP 0740 Division 07 Roofing	Bidder 1 AAR of North Carolina	Bidder 2 Benton Roofing	Bidder 3 Cityscape Roofing	Bidder 4 Nations Roof
Bidding Items				
Base Bid Amount	\$534,100.00	\$411,215.00	\$523,545.00	635,400.00
Breakout for Reno Areas C&D	\$10,000.00	\$2,500.00	\$87,256.00	17,300.00
Alternate #1 P&P Bond	\$8,147.00	\$6,219.00	\$5,400.00	\$12,700.00
Deduct Composite Clean-up From Base Bid	-\$2,800.00	-\$800.00	-\$900.00	-\$10,505.00
TOTAL COST OF WORK :	\$531,300.00	\$410,415.00	\$522,645.00	\$624,895.00

Unit Prices				
Voluntary Alternate for 2 Bid Package Awards	NA	NA	NA	NA
Alt A-1 "Flex Labs"	NA	NA	NA	NA
Alt A-2 "Roof Screens"	\$171,550.00	\$299,968.00	\$160,200.00	\$332,000.00
Alt A-3 "Markerboard Covering at Classrm Walls"	NA	NA	NA	NA
Alt A-4 "Owner Preferred Hardware"	NA	NA	NA	NA
Alt A-5 " Deduct to Change LVT-1 to VCT-1"	NA	NA	NA	NA
Alt F-1 "Owner Preferred Fire Alarm System"	NA	NA	NA	NA
Unit Prices				
Project Manager (per MH)	\$85.00	\$75.00	\$75.00	\$125.00
Super/Foreman (per MH)	\$75.00	\$56.50	\$50.00	\$70.00
Tradesman (per MH)	\$65.00	\$45.00	\$42.00	\$55.00
Laborer (per MH)	\$55.00	\$25.00	\$30.00	\$50.00
Allowance #1 Unit Price-Man Hour cost for composite cleanup	\$35.00	\$25.00	\$30.00	\$55.00
Unit Price No. 2: Payment and Performance Bond	\$15.00/\$1000	\$1.65/\$1000	\$540.00/\$1000	\$20.00/\$1000
Unit Price No. 3: Complete roof system including insulation and underlayment (per SQ)	\$13.16	\$16.72	\$20.81	\$3,000.00
Unit Price No. 4: Roof penetration up to 4" diameter (per each)	\$250.00	\$150.00	\$150.00	\$125.00
Unit Price No. 5: Roof penetration over 4" diameter (per each)	\$300.00	\$175.00	\$200.00	\$200.00
Unit Price No. 6: Roof curb flashing up to 4' SQ (per each)	\$320.00	\$2,780.00	\$448.00	\$175.00
Unit Price No. 7: Roof curb flashing over 4' SQ (per each)	\$600.00	\$2,500.00	\$32.00/LF	\$300.00
Allowances				
Allowance #1-Manhours for Composite Cleanup Crew included in base bid	80	32	30	191



Blue Ridge Community College - Patton Hall
Bid Tab Sheet

12/3/2020

SUBCONTRACTOR SCOPE SHEET

BP 0800 Division 08 Doors Frames & Hardware	Bidder 1 Cook and Boardman	Bidder 2 DH Pace	Bidder 3	Bidder 4
Bidding Items				
Base Bid Amount	\$245,188.00	\$316,461.00		
Breakout for Reno Areas C&D	\$93,859.00	\$165,808.00		
Alternate #1 P&P Bond	\$1,594.00	\$3,812.00		
Deduct Composite Clean-up From Base Bid	-\$2,720.00	-\$1,109.52		
TOTAL COST OF WORK :	\$242,468.00	\$315,351.48		
Alternates				
Voluntary Alternate for 2 Bid Package Awards	NA	NA		
Alt A-1 "Flex Labs"	NA	NA		
Alt A-2 "Roof Screens"	NA	NA		
Alt A-3 "Markerboard Covering at Classrm Walls"	NA	NA		
Alt A-4 "Owner Preferred Hardware"	No Change	No Change		
Alt A-5 " Deduct to Change LVT-1 to VCT-1"	NA	NA		
Alt F-1 "Owner Preferred Fire Alarm System"	NA	NA		
Unit Prices				
Project Manager (per MH)	\$65.00	\$89.04		
Super/Foreman (per MH)	\$65.00	\$89.04		
Tradesman (per MH)	\$65.00	\$61.64		
Laborer (per MH)	\$65.00			
Allowance #1 Unit Price-Man Hour cost for composite cleanup	\$40.00	\$61.64		
Unit Price No. 2: Payment and Performance Bond	\$6.5/\$1000	\$10.00/\$1000		
Unit Price No. 3: Prefinished Solid Core Wood Door, Hardware and Metal Framed (per each)	\$941.00	\$1,382.00		
Allowances				
Allowance #1-Manhours for Composite Cleanup Crew included in base bid	68	18		



Blue Ridge Community College - Patton Hall
Bid Tab Sheet

12/3/2020

SUBCONTRACTOR SCOPE SHEET

BP 0830 Division 08 Overhead Doors & Smoke Curtain	Bidder 1 Maxson	Bidder 2 Overhead Door of the Foothills	Bidder 3	Bidder 4
Bidding Items				
Base Bid Amount	\$101,155.00	\$64,950.00		
Breakout for Reno Areas C&D	\$0.00	\$0.00		
Alternate #1 P&P Bond	\$1,500.00			
Deduct Composite Clean-up From Base Bid	-\$1,155.00	-\$185.00		
TOTAL COST OF WORK :	\$100,000.00	\$64,765.00	\$0.00	
Alternates				
Voluntary Alternate for 2 Bid Package Awards	NA	NA		
Alt A-1 "Flex Labs"	\$34,830.00	\$14,978.59		
Alt A-2 "Roof Screens"	NA	NA		
Alt A-3 "Markerboard Covering at Classrm Walls"	NA	NA		
Alt A-4 "Owner Preferred Hardware"	NA	NA		
Alt A-5 " Deduct to Change LVT-1 to VCT-1"	NA	NA		
Alt F-1 "Owner Preferred Fire Alarm System"	NA	NA		
Unit Prices				
Project Manager (per MH)	\$90.00			
Super/Foreman (per MH)	\$60.00	\$125.00		
Tradesman (per MH)	\$40.00			
Laborer (per MH)	\$35.00	\$60.00		
Allowance #1 Unit Price-Man Hour cost for composite cleanup	\$35.00	\$185.00		
Unit Price No. 2: Payment and Performance Bond	\$15.00/\$1000	\$25.00/\$1000		
Allowances				
Allowance #1-Manhours for Composite Cleanup Crew included in base bid	33	3		



Blue Ridge Community College - Patton Hall
Bid Tab Sheet

12/3/2020

SUBCONTRACTOR SCOPE SHEET

BP 0840 Division 08 Glass & Glazing	Bidder 1 Blue Ridge Glass	Bidder 2 Carolina Classic Window & Glass	Bidder 3 Miller Glass	Bidder 4
Bidding Items				
Base Bid Amount	\$612,460.00	\$988,643.00	\$557,020.00	
Breakout for Reno Areas C&D	\$56,225.00	\$129,000.00	\$131,000.00	
Alternate #1 P&P Bond	\$11,943.00	\$10,800.00	\$9,071.00	
Deduct Composite Clean-up From Base Bid	-\$3,000.00	-\$5,940.00	-\$1,476.00	
TOTAL COST OF WORK :	\$609,460.00	\$982,703.00	\$555,544.00	
Alternates				
Voluntary Alternate for 2 Bid Package Awards	NA	NA	NA	
Alt A-1 "Flex Labs"	\$8,500.00	\$0.00	NA	
Alt A-2 "Roof Screens"	NA	\$0.00	NA	
Alt A-3 "Markerboard Covering at Classrm Walls"	NA	\$0.00	NA	
Alt A-4 "Owner Preferred Hardware"	No Change	No Change	No Change	
Alt A-5 " Deduct to Change LVT-1 to VCT-1"	NA	\$0.00	NA	
Alt F-1 "Owner Preferred Fire Alarm System"	NA	\$0.00	NA	
Unit Prices				
Project Manager (per MH)	\$85.00	\$90.00	\$80.00	
Super/Foreman (per MH)	\$65.00	\$82.50	\$60.00	
Tradesman (per MH)	\$55.00	\$65.00	\$55.00	
Laborer (per MH)	\$45.00	\$47.50	\$36.00	
Allowance #1 Unit Price-Man Hour cost for composite cleanup	\$25.00	\$20.00	\$36.00	
Unit Price No. 2: Payment and Performance Bond	\$19.50/\$1000	\$10.80/\$1000	\$25.00/\$1000	
Unit Price No. 3: Provide and install pair of aluminum storefront doors and egress hardware per the specs (per pair)	\$15,395.00	\$7,500.00	\$7,100.00	
Unit Price No. 4: Provide and install auto operator on 1 single storefront door (per door)	\$4,925.00	\$3,500.00	\$3,000.00	
Allowances				
Allowance #1-Manhours for Composite Cleanup Crew included in base bid	120	297	41	



Blue Ridge Community College - Patton Hall
Bid Tab Sheet

12/3/2020

SUBCONTRACTOR SCOPE SHEET

BP 0920 Division 09 Metal Studs, Drywall, Insulation	Bidder 1 Cherokee Acoustical	Bidder 2 Precision Walls	Bidder 3 Southeast Interior Solutions	Bidder 4 Triad Walls & Ceilings
Bidding Items				
Base Bid Amount	\$1,457,833.00	\$1,628,886.00	\$1,786,231.00	\$1,616,000.00
Breakout for Reno Areas C&D	\$468,825.00	\$428,222.00	\$175,226.00	\$465,806.00
Alternate #1 P&P Bond	add \$36,500.00	add \$16,289.00	add \$13,892.00	\$15,600.00
ACT in Renovated Spaces - Post Bid RFI	\$51,811.46	\$51,811.46	\$51,811.46	\$51,811.46
DW#01 Drywall Patching as Directed by CMAR	-\$10,000.00	-\$10,000.00	-\$10,000.00	-\$10,000.00
Deduct Composite Clean-up From Base Bid	-\$7,000.00	-\$16,230.00	-\$18,320.00	-\$5,000.00
TOTAL COST OF WORK :	\$1,492,644.46	\$1,654,467.46	\$1,809,722.46	\$1,652,811.46
Unit Prices				
Voluntary Alternate for 2 Bid Package Awards	NA	NA	NA	NA
Alt A-1 "Flex Labs"	\$10,450.00	\$12,318.00	add \$12,072.00	\$11,750.00
Alt A-2 "Roof Screens"	NA	NA	NA	\$0.00
Alt A-3 "Markerboard Covering at Classrm Walls"	add \$5,000.00	add \$3,723.00	add \$29,250.00	\$6,000.00
Alt A-4 "Owner Preferred Hardware"	NA	NA	NA	NA
Alt A-5 " Deduct to Change LVT-1 to VCT-1"	NA	NA	NA	NA
Alt F-1 "Owner Preferred Fire Alarm System"	NA	NA	NA	NA
Unit Prices				
Project Manager (per MH)	\$75.00	\$95.00	\$75.00	\$45.00
Super/Foreman (per MH)	\$50.00	\$75.00	\$48.00	\$38.00
Tradesman (per MH)	\$40.00	\$42.00	\$40.00	\$36.00
Laborer (per MH)	\$35.00	\$30.00	\$40.00	\$32.00
Allowance #1 Unit Price-Man Hour cost for composite cleanup	\$35.00	\$30.00	\$40.00	\$20.00
Unit Price No. 2: Payment and Performance Bond	\$25.00/\$1000	\$10.00/\$1000	\$7.90/\$1000	\$0.01/\$1000
Allowances				
Allowance #1-Manhours for Composite Cleanup Crew included in base bid	200	541	458	250



Blue Ridge Community College - Patton Hall
Bid Tab Sheet

12/3/2020

SUBCONTRACTOR SCOPE SHEET

BP 0930 Division 09 Hard Tile	Bidder 1 CC Owen Tile Company	Bidder 2 David Allen Company Inc.	Bidder 3 Lomax Tile & Marble, Inc.	Bidder 4 Miller Surfaces
Bidding Items				
Base Bid Amount	\$112,950.00	\$122,556.00	\$94,740.00	128,000.00
Breakout for Reno Areas C&D	\$47,450.00	\$52,692.00	\$39,703.00	39,111.00
Alternate #1 P&P Bond	add \$1,412.00	add \$1,226.00	add \$1,344.00	\$2,300.00
Deduct Composite Clean-up From Base Bid	-\$1,806.00	-\$1,180.00	-\$1,275.00	-\$4,200.00
TOTAL COST OF WORK :	\$111,144.00	\$121,376.00	\$93,465.00	\$123,800.00

Alternates				
Voluntary Alternate for 2 Bid Package Awards		NA	NA	
Alt A-1 "Flex Labs"		NA	NA	
Alt A-2 "Roof Screens"		NA	NA	
Alt A-3 "Markerboard Covering at Classrm Walls"		NA	NA	
Alt A-4 "Owner Preferred Hardware"		NA	NA	
Alt A-5 " Deduct to Change LVT-1 to VCT-1"		NA	NA	
Alt F-1 "Owner Preferred Fire Alarm System"		NA	NA	
Unit Prices				
Project Manager (per MH)	\$65.98	\$90.00	\$97.00	\$75.00
Super/Foreman (per MH)	\$56.55	\$65.00	\$77.00	\$50.00
Tradesman (per MH)	\$47.12	\$55.00	\$47.00	\$40.00
Laborer (per MH)	\$28.28	\$45.00	\$25.00	\$30.00
Allowance #1 Unit Price-Man Hour cost for composite cleanup	\$1,806.00	\$20.00	\$25.00	\$28.00
Unit Price No. 2: Payment and Performance Bond	\$12.50/\$1000	\$10.00/\$1000	\$1.40/#1000	\$18.00/\$1000
Unit Price No. 3: Wall Tile PT-1 turnkey (per SF)	\$15.14	\$17.65	\$11.30	\$18.50
Unit Price No. 3: Wall Tile PT-2 turnkey (per SF)	\$15.96	\$20.67	\$13.13	\$22.00
Unit Price No. 4: Floor Tile PT-1 turnkey (per SF)	\$15.14	\$21.54	\$11.30	\$18.00
Unit Price No. 4: Floor Tile PT-2 turnkey (per SF)	\$15.96	\$25.33	\$13.13	\$22.00
Unit Price No. 5: Base Tile PT-1/PT-2 turnkey (per LF)		\$17.13		
Unit Price UP#01/CT#01: Cost of floor patch (per BAG)	\$70.35			
Allowances				
Allowance #1-Manhours for Composite Cleanup Crew included in base bid	65	59	51	150



Blue Ridge Community College - Patton Hall
Bid Tab Sheet

12/3/2020

SUBCONTRACTOR SCOPE SHEET

BP 0940 Division 09 Wood Flooring	Bidder 1 Foster Specialty Flooring	Bidder 2	Bidder 3	Bidder 4
Bidding Items				
Base Bid Amount	\$29,200.00			
Breakout for Reno Areas C&D	\$0.00			
Alternate #1 P&P Bond	\$730.00			
Deduct Composite Clean-up From Base Bid	-\$120.00			
TOTAL COST OF WORK :	\$29,080.00	\$0.00	\$0.00	
Alternates				
Voluntary Alternate for 2 Bid Package Awards	NA			
Alt A-1 "Flex Labs"	NA			
Alt A-2 "Roof Screens"	NA			
Alt A-3 "Markerboard Covering at Classrm Walls"	NA			
Alt A-4 "Owner Preferred Hardware"	NA			
Alt A-5 " Deduct to Change LVT-1 to VCT-1"	NA			
Alt F-1 "Owner Preferred Fire Alarm System"	NA			
Unit Prices				
Project Manager (per MH)	\$75.00			
Super/Foreman (per MH)	\$65.00			
Tradesman (per MH)	\$55.00			
Laborer (per MH)	\$35.00			
Allowance #1 Unit Price-Man Hour cost for composite cleanup	\$15.00			
Unit Price No. 2: Payment and Performance Bond	\$250.00/\$1000			
Unit Price No. 3: Wood Floor Complete System(per SF)	\$40.28			
Allowances				
Allowance #1-Manhours for Composite Cleanup Crew included in base bid	8			



Blue Ridge Community College - Patton Hall
Bid Tab Sheet

12/3/2020

SUBCONTRACTOR SCOPE SHEET

BP 0960 Division 09 Resilient Flooring & Carpet	Bidder 1 Bonitz, Inc.	Bidder 2 PBI Inc	Bidder 3 Shields. Inc	Bidder 4 Young Office Environments
Bidding Items				
Base Bid Amount	\$272,970.00	\$292,550.00	\$256,650.00	274,100.00
Breakout for Reno Areas C&D	\$77,394.00	\$110,120.00	\$104,100.00	101,025.00
Alternate #1 P&P Bond	add \$1,845.00	add \$9,855.00	add \$2,465.00	\$5,415.00
Deduct Composite Clean-up From Base Bid	-\$375.00	-\$2,700.00	-\$2,800.00	-\$2,300.00
TOTAL COST OF WORK :	\$272,595.00	\$289,850.00	\$253,850.00	\$271,800.00
Alternates				
Voluntary Alternate for 2 Bid Package Awards	NA	NA		
Alt A-1 "Flex Labs"	add \$715.00	NA	add \$700.00	NA
Alt A-2 "Roof Screens"	NA	NA	NA	NA
Alt A-3 "Markerboard Covering at Classrm Walls"	NA	NA	NA	NA
Alt A-4 "Owner Preferred Hardware"	NA	NA	NA	NA
Alt A-5 " Deduct to Change LVT-1 to VCT-1"	dedu -\$25,000.00	dedu -\$22,080.00	dedt -\$15,600.00	-\$30,100.00
Alt F-1 "Owner Preferred Fire Alarm System"	NA	NA	NA	NA
Unit Prices				
Project Manager (per MH)	\$65.00	\$65.00	\$80.00	\$50.00
Super/Foreman (per MH)	\$45.00	\$55.00	\$60.00	\$30.00
Tradesman (per MH)	\$35.00	\$45.00	\$50.00	\$25.00
Laborer (per MH)	\$25.00	\$35.00	\$35.00	\$18.00
Allowance #1 Unit Price-Man Hour cost for composite cleanup	\$25.00	\$22.50	\$20.00	\$46.00
Unit Price No. 2: Payment and Performance Bond	\$7.50/\$1000	\$33.75/\$1000	\$9.50/\$1000	\$20.00/\$1000
Unit Price No. 3: Slab Moisture Mitigation (per SF)	\$7.00	\$4.00	\$2.50	\$5.00
Unit Price No. 4: CPT-1 Furnish and Installed(per SF)	\$3.75	\$3.96	\$4.45	\$34.50 per SY
Unit Price No. 5: CPT-2 Furnish and Installed(per SF)	\$5.25	\$4.28	\$5.60	\$48.08 per SY
Unit Price No. 6: CPT-W Furnish and Installed(per SF)	\$8.50	\$6.03	\$9.00	\$56.70 per SY
Unit Price No. 7: LVT-1 Furnish and Installed(per SF)	\$6.00	\$4.93	\$4.55	\$6.50
Unit Price No. 8: VCT-1 Furnish and Installed(per SF)	\$1.50	\$2.05	\$1.25	\$1.90
Allowances				
Allowance #1-Manhours for Composite Cleanup Crew included in base bid	15	120	140	50



Blue Ridge Community College - Patton Hall
Bid Tab Sheet

12/3/2020

SUBCONTRACTOR SCOPE SHEET

BP 0990 Division 09 Painting	Bidder 1 Mountain Building & Painting	Bidder 2 Performance Building Solutions	Bidder 3 Robinson & Co.	Bidder 4 Southern Painting
Bidding Items				
Base Bid Amount	\$239,000.00	\$185,970.00	\$212,255.00	\$156,655.00
Breakout for Reno Areas C&D	\$79,500.00	\$55,791.00	\$79,810.00	\$54,050.00
Alternate #1 P&P Bond	add \$7,020.00	add \$3,161.00	add \$4,184.00	\$2,350.00
Deduct Composite Clean-up From Base Bid	-\$1,600.00	-\$2,789.00	-\$7,000.00	-\$3,200.00
Dryfall Connector Structure and Lower Bridge Structure Allowance	\$2,600.00	\$2,600.00	\$2,600.00	\$2,600.00
Wood Tread Finish Allowance	\$3,560.00	\$3,560.00	\$3,560.00	\$3,560.00
PT#01 Additional Painting as Directed by CMAR	-\$10,000.00	-\$10,000.00	-\$10,000.00	-\$10,000.00
TOTAL COST OF WORK :	\$233,560.00	\$179,341.00	\$201,415.00	\$149,615.00
Alternates				
Voluntary Alternate for 2 Bid Package Awards	NA	NA		NA
Alt A-1 "Flex Labs"	NA	add \$1,950.00	add \$ 29,250	\$26,500.00
Alt A-2 "Roof Screens"	NA	add \$1,800.00	NA	\$6,500.00
Alt A-3 "Markerboard Covering at Classrm Walls"	add \$13,200.00	add \$8,900.00	add \$ 39,600	\$69,000.00
Alt A-4 "Owner Preferred Hardware"	NA	NA	NA	NA
Alt A-5 " Deduct to Change LVT-1 to VCT-1"	NA	NA	NA	NA
Alt F-1 "Owner Preferred Fire Alarm System"	NA	NA	NA	NA
Unit Prices				
Project Manager (per MH)	\$41.25	\$45.00	\$55.00	\$80.00
Super/Foreman (per MH)	\$33.00	\$35.00	\$50.00	\$50.00
Tradesman (per MH)	\$33.00	\$25.00	\$45.00	\$40.00
Laborer (per MH)	\$26.50	\$25.00	\$40.00	\$30.00
Allowance #1 Unit Price-Man Hour cost for composite cleanup	\$20.00	\$25.00	\$40.00	\$20.00
Unit Price No. 2: Payment and Performance Bond	\$30.00/\$1000	1.7%/\$1000	\$15.00/\$1000	\$1.50/\$1000
Unit Price No. 3: polished Concrete Complete System (per SF)	\$6.00	\$4.50	\$4.55	\$5.50
Unit Price No. 4: 1 coat prime, 2 coats of finish paint per spec (per SF)	\$0.35	\$0.42	\$1.00	\$0.65
Unit Price No. 5: Dry-Erase Wallcovering Furnish and Installed (per SF)	\$4.40	\$8.00	\$10.00	\$16.50
Allowances				
Allowance #1-Manhours for Composite Cleanup Crew included in base bid	80	\$2,789.00	175	160



Blue Ridge Community College - Patton Hall
Bid Tab Sheet

12/3/2020

SUBCONTRACTOR SCOPE SHEET

BP 1000 Division 10 Specialties	Bidder 1 ABACO, Inc	Bidder 2 Accessories Unlimited, Inc.	Bidder 3 Noble Specialties	Bidder 4 RC Specialties	Bidder 5 Warco
Bidding Items					
Base Bid Amount	\$110,590.00	\$115,048.00	\$112,259.00	\$98,712.00	\$105,028.00
Breakout for Reno Areas C&D	\$42,865.00			\$22,750.00	\$24,639.00
Alternate #1 P&P Bond	\$4,400.00			\$1,925.00	\$1,555.00
Deduct Composite Clean-up From Base Bid	-\$1,500.00	-\$1,466.87	-\$1,466.87	-\$600.00	-\$1,064.00
SP#01 Additional FE/FEC per AHJ	-\$2,500.00	-\$2,500.00	-\$2,500.00	-\$2,500.00	-\$2,500.00
TOTAL COST OF WORK :	\$106,590.00	\$111,081.13	\$108,292.13	\$95,612.00	\$101,464.00
Unit Prices					
Voluntary Alternate for 2 Bid Package Awards	NA			NA	NA
Alt A-1 "Flex Labs"	NA	NA	NA	add \$350.00	NA
Alt A-2 "Roof Screens"	NA	NA	NA	NA	NA
Alt A-3 "Markerboard Covering at Classrm Walls"	NA	NA	NA	NA	NA
Alt A-4 "Owner Preferred Hardware"	NA	NA	NA	NA	NA
Alt A-5 " Deduct to Change LVT-1 to VCT-1"	NA	NA	NA	NA	NA
Alt F-1 "Owner Preferred Fire Alarm System"	NA	NA	NA	NA	NA
Unit Prices					
Project Manager (per MH)	\$30.00	\$155.00	\$155.00	\$63.00	
Super/Foreman (per MH)	\$25.00	\$84.53	\$84.53	\$56.00	\$52.00
Tradesman (per MH)	\$20.00	\$50.72	\$50.72	\$47.00	\$48.00
Laborer (per MH)	\$15.00	\$31.21	\$31.21	\$34.00	\$38.00
Allowance #1 Unit Price-Man Hour cost for composite cleanup	\$15.00	\$31.21	\$31.21	\$30.00	38.00
Unit Price No. 2: Payment and Performance Bond	\$0.04/\$1000	NA	NA	\$19.5/\$1000	1.50%
Unit Price No. 3: Grab Bar (Provide and install per each)	\$50.00	\$71/\$78	\$70/\$77	\$82.00	\$55.00
Unit Price No. 4: Fire Extinguisher & cabinet (Provide & install, per each)	\$275.00	\$398/\$437	\$396/\$435	\$395.00	\$301.00
Unit Price No. 6: Owner supplied toilet accessories (Install only, per each)	\$35.00	\$55.00	\$55.00	\$68.00	\$19.00
Allowances					
Allowance #1-Manhours for Composite Cleanup Crew included in base bid	100	47	47	20	28



Blue Ridge Community College - Patton Hall
Bid Tab Sheet

12/10/2020

SUBCONTRACTOR SCOPE SHEET

BP 1040 Division 10 Signage	Bidder 1 Modulex Carolinas	Bidder 2 APCO Graphics	Bidder 3	Bidder 4
Bidding Items				
Base Bid Amount	\$12,752.36	\$45,890.93		
Breakout for Reno Areas C&D	\$4,324.95	\$13,279.50		
Alternate #1 P&P Bond		\$458.90		
Directional Signage Allowance	\$5,378.66	Included		
Deduct Composite Clean-up From Base Bid	\$0.00	-\$504.25		
TOTAL COST OF WORK :	\$18,131.02	\$45,386.68	\$0.00	
Alternates				
Voluntary Alternate for 2 Bid Package Awards		NA		
Alt A-1 "Flex Labs"		NA		
Alt A-2 "Roof Screens"		NA		
Alt A-3 "Markerboard Covering at Classrm Walls"		NA		
Alt A-4 "Owner Preferred Hardware"		NA		
Alt A-5 " Deduct to Change LVT-1 to VCT-1"		NA		
Alt F-1 "Owner Preferred Fire Alarm System"		NA		
Unit Prices				
Project Manager (per MH)		NA		
Super/Foreman (per MH)		\$78.13/\$53.75		
Tradesman (per MH)		NA		
Laborer (per MH)		\$35.00		
Allowance #1 Unit Price-Man Hour cost for composite cleanup		\$504.25		
Unit Price No. 2: Payment and Performance Bond		\$9.40/\$1000		
Allowances				
Allowance #1-Manhours for Composite Cleanup Crew included in base bid		1		



Blue Ridge Community College - Patton Hall
Bid Tab Sheet

12/3/2020

SUBCONTRACTOR SCOPE SHEET

BP 1240 Division 12 Lab Casework and Fume Hoods	Bidder 1 Blankenship Associates	Bidder 2 New England Laboratory Casework	Bidder 3 Nycom, Inc.	Bidder 4
Bidding Items				
Base Bid Amount	\$258,800.00	\$236,924.00	\$282,780.00	
Breakout for Reno Areas C&D			NA	
Alternate #1 P&P Bond		add \$2,340.00	\$1,462.00	
Deduct Composite Clean-up From Base Bid	-\$2,100.00	-\$1,310.00	-\$1,560.00	
Allowance for Lab Casework in Classroom 202	\$7,940.00	\$7,940.00	\$7,940.00	
TOTAL COST OF WORK :	\$264,640.00	\$243,554.00	\$289,160.00	
Alternates				
Voluntary Alternate for 2 Bid Package Awards		NA	NA	
Alt A-1 "Flex Labs"	NA	NA	NA	
Alt A-2 "Roof Screens"	NA	NA	NA	
Alt A-3 "Markerboard Covering at Classrm Walls"	NA	NA	NA	
Alt A-4 "Owner Preferred Hardware"	NA	NA	NA	
Alt A-5 " Deduct to Change LVT-1 to VCT-1"	NA	NA	NA	
Alt F-1 "Owner Preferred Fire Alarm System"	NA	NA	NA	
Unit Prices				
Project Manager (per MH)	\$60.00	\$86.80	NA	
Super/Foreman (per MH)	\$60.00	\$68.00	\$60.00	
Tradesman (per MH)	\$50.00	\$59.40	\$60.00	
Laborer (per MH)	\$35.00	\$32.75	\$60.00	
Allowance #1 Unit Price-Man Hour cost for composite cleanup	\$35.00	\$32.75	\$30.00	
Unit Price No. 2: Payment and Performance Bond	\$11.14/\$1000	\$10.00/\$1000	0.5%/\$1000	
Unit Price No. 3: Furnish/Install Base Cabinet and Epoxy Countertop (\$/LF)		\$287.00	\$289.00	
Unit Price No. 4: Upper Cabinet Furnish and Installed (\$/LF)		\$196.00	\$151.00	
Allowances				
Allowance #1-Manhours for Composite Cleanup Crew included in base bid	60	40	52	



Blue Ridge Community College - Patton Hall
Bid Tab Sheet

12/10/2020

SUBCONTRACTOR SCOPE SHEET

BP 1250 Division 12 Fixed Auditorium Seating	Bidder 1 Perfection Equipment Company	Bidder 2	Bidder 3	Bidder 4
Bidding Items				
Base Bid Amount	\$32,356.25			
Breakout for Reno Areas C&D	NA			
Alternate #1 P&P Bond				
Deduct Composite Clean-up From Base Bid	\$0.00			
TOTAL COST OF WORK :	\$32,356.25			
Alternates				
Voluntary Alternate for 2 Bid Package Awards	NA			
Alt A-1 "Flex Labs"	NA			
Alt A-2 "Roof Screens"	NA			
Alt A-3 "Markerboard Covering at Classrm Walls"	NA			
Alt A-4 "Owner Preferred Hardware"	NA			
Alt A-5 " Deduct to Change LVT-1 to VCT-1"	NA			
Alt F-1 "Owner Preferred Fire Alarm System"	NA			
Unit Prices				
Project Manager (per MH)	\$30.00			
Super/Foreman (per MH)	\$25.00			
Tradesman (per MH)				
Laborer (per MH)	\$20.00			
Allowance #1 Unit Price-Man Hour cost for composite cleanup				
Unit Price No. 2: Payment and Performance Bond	NA			
Allowances				
Allowance #1-Manhours for Composite Cleanup Crew included in base bid				
TOTAL COST OF WORK :				



Blue Ridge Community College - Patton Hall
Bid Tab Sheet

12/10/2020

SUBCONTRACTOR SCOPE SHEET

BP 1400 Division 14 Passenger Elevators	Bidder 1 Kone	Bidder 2 Otis	Bidder 3	Bidder 4
Bidding Items				
Base Bid Amount	\$90,527.06	\$185,000.00		
Breakout for Reno Areas C&D	NA			
Alternate #1 P&P Bond	\$407.37	\$1,850.00		
Pump out 2 Existing Elevators and Dispose of Oil	\$2,850.00	Included		
Deduct Composite Clean-up From Base Bid	\$0.00	\$0.00		
TOTAL COST OF WORK :	\$93,377.06	\$185,000.00	\$0.00	
Alternates				
Voluntary Alternate for 2 Bid Package Awards	NA			
Alt A-1 "Flex Labs"	NA	NA		
Alt A-2 "Roof Screens"	NA	NA		
Alt A-3 "Markerboard Covering at Classrm Walls"	NA	NA		
Alt A-4 "Owner Preferred Hardware"	NA	NA		
Alt A-5 " Deduct to Change LVT-1 to VCT-1"	NA	NA		
Alt F-1 "Owner Preferred Fire Alarm System"	NA	NA		
Unit Prices				
Project Manager (per MH)	\$200/\$400			
Super/Foreman (per MH)	\$200/\$400			
Tradesman (per MH)	\$200/\$400			
Laborer (per MH)	\$200/\$400			
Allowance #1 Unit Price-Man Hour cost for composite cleanup	NA			
Unit Price No. 2: Payment and Performance Bond	\$4.50/\$1000	\$1.00/\$1000		
Unit Price No. 3: Elevator Operator/Hr (Regular Time)	\$200.00	\$225.00		
Unit Price No. 4: Elevator Operator/Hr (Over Time)	\$400.00	\$350.00		
Allowances				
Allowance #1-Manhours for Composite Cleanup Crew included in base bid	NA			



Blue Ridge Community College - Patton Hall
Bid Tab Sheet

12/3/2020

SUBCONTRACTOR SCOPE SHEET

BP 1530 Division 21 Fire Sprinkler Systems	Bidder 1 American Fire Protection	Bidder 2 Excel Fire Sprinkler Co	Bidder 3 Performance Fire Protection	Bidder 4 Yadkin Valley Fire Protection
Bidding Items				
Base Bid Amount	\$372,700.00	\$280,835.00	\$533,664.00	\$260,000.00
Breakout for Reno Areas C&D		\$140,790.00	\$212,033.00	\$160,000.00
Alternate #1 P&P Bond		\$9,267.56	\$26,685.00	\$14,187.00
Deduct Composite Clean-up From Base Bid	-\$660.00	-\$5,920.00	-\$8,000.00	-\$9,000.00
TOTAL COST OF WORK :	\$372,040.00	\$274,915.00	\$525,664.00	\$251,000.00
Alternates				
Voluntary Alternate for 2 Bid Package Awards	NA	\$0.00	NA	0.00
Alt A-1 "Flex Labs"	NA	add \$28,900.00	add \$29,750.00	\$27,000.00
Alt A-2 "Roof Screens"	NA	NA	NA	NA
Alt A-3 "Markerboard Covering at Classrm Walls"	NA	NA	NA	NA
Alt A-4 "Owner Preferred Hardware"	NA	NA	NA	NA
Alt A-5 " Deduct to Change LVT-1 to VCT-1"	NA	NA	NA	NA
Alt F-1 "Owner Preferred Fire Alarm System"	NA	NA	NA	NA
Unit Prices				
Project Manager (per MH)	\$125.00	\$85.00	\$85.00	\$75.00
Super/Foreman (per MH)	\$95.00	\$55.00	\$75.00	\$70.00
Tradesman (per MH)	\$75.00	\$48.00	\$65.00	\$65.00
Laborer (per MH)	\$55.00	\$32.00	\$50.00	\$60.00
Allowance #1 Unit Price-Man Hour cost for composite cleanup	\$22.00	\$32.00	\$8,000.00	\$60.00
Unit Price No. 2: Payment and Performance Bond	\$1.25/\$1000	\$.033/\$1000	\$5.00/\$1000	NA
Unit Price No. 3: Provide and install additional recessed head per specs (per each)	\$125.00	\$175.00	\$300.00	\$300.00
Allowances				
Allowance #1-Manhours for Composite Cleanup Crew included in base bid	30	185	200	150



Blue Ridge Community College - Patton Hall
Bid Tab Sheet

12/3/2020

SUBCONTRACTOR SCOPE SHEET

BP 1540 Division 22 Plumbing Systems	Bidder 1 Bolton	Bidder 2 Broussard Plumbing	Bidder 3 Haynes Plumbing	Bidder 4 TP Howard
Bidding Items				
Base Bid Amount	Bid Withdrawn	\$1,291,666.00	\$1,325,200.00	\$1,349,740.00
Breakout for Reno Areas C&D		\$347,790.00	\$369,500.00	\$127,845.00
Alternate #1 P&P Bond		\$14,080.00	\$11,925.00	\$12,500.00
Deduct Composite Clean-up From Base Bid		-\$25,480.00	-\$2,000.00	-\$21,600.00
TOTAL COST OF WORK :	Bid Withdrawn	\$1,266,186.00	\$1,323,200.00	\$1,328,140.00
Alternates				
Voluntary Alternate for 2 Bid Package Awards		None	\$0.00	NA
Alt A-1 "Flex Labs"		add \$5,762.00	add \$6,000.00	\$42,650.00
Alt A-2 "Roof Screens"		NA	NA	\$0.00
Alt A-3 "Markerboard Covering at Classrm Walls"		NA	NA	\$0.00
Alt A-4 "Owner Preferred Hardware"		NA	NA	\$0.00
Alt A-5 " Deduct to Change LVT-1 to VCT-1"		NA	NA	\$0.00
Alt F-1 "Owner Preferred Fire Alarm System"		NA	NA	\$0.00
Unit Prices				
Project Manager (per MH)		\$70.00	\$70.00	\$75.00
Super/Foreman (per MH)		\$68.00	\$53.50	\$65.00
Tradesman (per MH)		\$60.00	\$47.50	\$55.00
Laborer (per MH)		\$51.00	\$38.50	\$40.00
Allowance #1 Unit Price-Man Hour cost for composite cleanup		\$56.00	\$20.00	\$40.00
Unit Price No. 2: Payment and Performance Bond		\$10.85/\$1000	\$9/\$1000	Varies
Allowances				
Allowance #1-Manhours for Composite Cleanup Crew included in base bid		455	100	540



Blue Ridge Community College - Patton Hall
Bid Tab Sheet

12/3/2020

SUBCONTRACTOR SCOPE SHEET

BP 1550 Division 23 Mechanical	Bidder 1 Broussard	Bidder 2 Georgia Mechanical	Bidder 3 Haynes Heating and Cooling	Bidder 4 MSS Solutions
Bidding Items				
Base Bid Amount	\$2,597,084.00	\$1,658,471.00	\$1,616,000.00	2,119,544.00
Breakout for Reno Areas C&D	\$939,114.00	\$564,456.00	\$581,200.00	No quote
Alternate #1 P&P Bond	\$26,756.00	\$17,279.00	\$9,400.00	\$16,957.00
BIM Coordination Allowance	\$75,000.00	\$75,000.00	\$75,000.00	\$75,000.00
Deduct Composite Clean-up From Base Bid	-\$36,064.00	-\$12,250.00	-\$23,760.00	-\$15,000.00
TOTAL COST OF WORK :	\$2,636,020.00	\$1,721,221.00	\$1,667,240.00	\$2,179,544.00
Alternates				
Voluntary Alternate for 2 Bid Package Awards	None	NA	NA	NA
Alt A-1 "Flex Labs"	\$112,275.00	\$85,480.00	\$65,300.00	\$75,254.00
Alt A-2 "Roof Screens"	NA	NA	NA	NA
Alt A-3 "Markerboard Covering at Classrm Walls"	NA	NA	NA	NA
Alt A-4 "Owner Preferred Hardware"	NA	NA	NA	NA
Alt A-5 " Deduct to Change LVT-1 to VCT-1"	NA	NA	NA	NA
Alt F-1 "Owner Preferred Fire Alarm System"	NA	NA	NA	NA
Alt M-1 "Owner Preferred DDC Controls"	No Change	add \$25,700.00	add \$158,590.00	\$129,900.00
Unit Prices				
Project Manager (per MH)	\$70.00		\$70.00	\$110.00
Super/Foreman (per MH)	\$68.00	\$65.00	\$65.00	\$65.00
Tradesman (per MH)	\$60.00	\$50.00	\$56.00	\$55.00
Laborer (per MH)	\$51.00	\$35.00	\$54.00	\$41.00
Allowance #1 Unit Price-Man Hour cost for composite cleanup	\$56.00	\$35.00	\$54.00	\$37.50
Unit Price No. 6: Payment and Performance Bond	\$10.30/\$1000	\$14.40/\$1000	\$7.92/\$1000	\$8.00/\$1000
Allowances				
Allowance #1-Manhours for Composite Cleanup Crew included in base bid	644	350	440	400



Blue Ridge Community College - Patton Hall
Bid Tab Sheet

12/3/2020

SUBCONTRACTOR SCOPE SHEET

BP 1600 Division 26 Electrical	Bidder 1 Emory Electric	Bidder 2 Fountain Services	Bidder 3 Haynes Electric	Bidder 4
Bidding Items				
Base Bid Amount	\$2,347,650.00	\$2,615,000.00	\$2,399,000.00	
Breakout for Reno Areas C&D	\$915,200.00	\$762,000.00	\$1,113,900.00	
Alternate #1 P&P Bond	\$16,140.00	\$28,000.00	\$13,975.00	
Deduct Composite Clean-up From Base Bid	-\$34,500.00	-\$9,750.00	-\$31,850.00	
FA#01 Additional FA Devices per AHJ	-\$7,500.00	-\$7,500.00	-\$7,500.00	
TOTAL COST OF WORK :	\$2,305,650.00	\$2,597,750.00	\$2,359,650.00	
Alternates				
Voluntary Alternate for 2 Bid Package Awards	NA		dedu -\$6,000.00	
Alt A-1 "Flex Labs"	add \$89,830.00	add \$29,500.00	add \$92,700.00	
Alt A-2 "Roof Screens"	NA	NA	NA	
Alt A-3 "Markerboard Covering at Classrm Walls"	NA	NA	NA	
Alt A-4 "Owner Preferred Hardware"	NA	NA	NA	
Alt A-5 "Deduct to Change LVT-1 to VCT-1"	NA	NA	NA	
Alt F-1 "Owner Preferred Fire Alarm System"	No Change	No Change	No Change	
Alt E-1 "IBEC System"	add \$95,655.00	add \$146,200.00	add \$87,500.00	
Unit Prices				
Project Manager (per MH)	\$75.00	\$105.00		
Super/Foreman (per MH)	\$68.00	\$92.00	\$62.10	
Tradesman (per MH)	\$48.00	\$65.00	\$43.50	
Laborer (per MH)	\$40.00	\$47.00	\$21.00	
Allowance #1 Unit Price-Man Hour cost for composite cleanup	\$30.00	\$15.00	\$26.00	
Unit Price No. 1: Undercut, haul offsite and replace with suitable fill	NA	\$700/CY	\$2500/CY	
Unit Price No. 2: Payment and Performance Bond	\$6.90/\$1000	\$0.12/\$1000	\$7.92/\$1000	
Unit Price No. 3a: Spot Smoke Detector	\$800.00	\$900.00	\$750.00	
Unit Price No. 3b: Spot Heat Detector (Combination type-Addressable)	\$800.00	\$900.00	\$750.00	
Unit Price No. 3c: Spot Heat Detector Fixed (with addressable Monitor Module)	\$800.00	\$900.00	\$750.00	
Unit Price No. 3d: Addressable Pull Station	\$800.00	\$900.00	\$750.00	
Unit Price No. 3e: Duct Smoke Detector (Access Door and AHU Shutdown)	\$2,085.00	\$1,960.00	\$1,660.00	
Unit Price No. 3f: Speaker/Strobe	\$800.00	\$900.00	\$750.00	
Unit Price No. 3g: Strobe Only (Synchronous)	\$730.00	\$850.00	\$700.00	
Unit Price No. 3h: Speaker/Strobe/Strobe	\$800.00	\$900.00	\$750.00	
Unit Price No. 3i: Isolation Module	\$800.00	\$900.00	\$750.00	
Unit Price No. 3j: Monitor Module	\$800.00	\$900.00	\$750.00	
Unit Price No. 3k: Control Module	\$855.00	\$950.00	\$810.00	
Unit Price No. 4: Exit Lights	\$500.00	\$700.00	\$480.00	
Unit Price No. 5: Spare conduit sleeves up to 4" PVC per LF	\$60.00	\$50.00	\$50.00	
Unit Price No. 7: Receptacle Outlet	\$250.00	\$500.00	\$280.00	
Allowances				
Allowance #1-Manhours for Composite Cleanup Crew included in base bid	1,150.00	650.00	1,225.00	



Blue Ridge Community College - Patton Hall
Bid Tab Sheet

12/3/2020

SUBCONTRACTOR SCOPE SHEET

BP 2200 Division 31 Site Development	Bidder 1 NHM Constructors	Bidder 2 Tennoca Construction	Bidder 3 Whitmire	Bidder 4
Bidding Items				
Base Bid Amount	\$1,729,000.00	\$1,890,980.00	\$2,203,000.00	
Breakout for Reno Areas C&D	NA	NA	NA	
Alternate #1 P&P Bond	add \$21,612.00	add \$23,000.00	add \$34,900.00	
Post Indicator Valve for FP Line Allowance	\$3,500.00	\$3,500.00	\$3,500.00	
Deduct Composite Clean-up From Base Bid	-\$625.00	-\$8,750.00	-\$1,500.00	
TOTAL COST OF WORK :	\$1,731,875.00	\$1,885,730.00	\$2,205,000.00	
Alternates				
Voluntary Alternate for 2 Bid Package Awards	NA	NA	NA	
Alt A-1 "Flex Labs"	NA	No Change	\$0.00	
Alt A-2 "Roof Screens"	NA	NA	\$0.00	
Alt A-3 "Markerboard Covering at Classrm Walls"	NA	NA	\$0.00	
Alt A-4 "Owner Preferred Hardware"	NA	NA	\$0.00	
Alt A-5 " Deduct to Change LVT-1 to VCT-1"	NA	NA	\$0.00	
Alt F-1 "Owner Preferred Fire Alarm System"	NA	NA	\$0.00	
Unit Prices				
Project Manager (per MH)	\$70.00	\$85.00	\$85.00	
Super/Foreman (per MH)	\$60.00	\$60.00	\$65.00	
Tradesman (per MH)	\$40.00	\$35.00	\$55.00	
Laborer (per MH)	\$25.00	\$25.00	\$35.00	
Allowance #1 Unit Price-Man Hour cost for composite cleanup	\$25.00	\$25.00	\$30.00	
Unit Price PPH01: Payment and Performance Bond	\$12.5/\$1000	\$12.00/\$1000	\$11/\$1000	
Unit Price No. 1: Undercut, haul offsite and replace with suitable fill compacted in place (per CY)	\$37.50	\$32.00	\$40.00	
Unit Price No. 2: Trench rock excavation and haul off (per CY)	\$150.00	\$150.00	\$85.00	
Unit Price No. 3: Mass rock excavation and haul off (per CY)	\$50.00	\$100.00	\$75.00	
Unit Price No. 4: Deliver and place ballast stone onsite (per TN)	\$35.00	\$50.00	\$42.00	
Unit Price No. 5: Deliver and place #57 stone onsite (per TN)	\$35.00	\$50.00	\$36.00	
Unit Price No. 7: Deliver and place ABC stone onsite (per TN)	\$30.00	\$30.00	\$36.00	
Unit Price No. 8: Provide sidewalk per CD's (per SF)	\$6.00	\$7.00	\$8.00	
Unit Price No. 9: Provide concrete paving per CD's (per SF)	\$9.50	\$10.00	\$11.00	
Unit Price No. 10: Payment and Performance Bond	\$12.50 per \$1000	\$12.00 per \$1000	\$11.00 per \$1000	
Unit Price No. 11: Temporary construction fence (per LF)	\$25.00	\$12.00	\$8.00	
Unit Price No. 12: Monthly rental rate for temp. fence (per LF)	\$500.00	\$1.00	\$5.00	
Unit Price No. 13: Offsite fill compacted in place (per CY)	\$17.50	\$17.00	\$18.00	
Unit Price No. 14: Provide asphalt paving per CD's (per CY)	\$220.00	\$16.00 per SY	\$30 per SY	
Unit Price No. 15: Deliver and place road bond stone (per TN)	\$30.00	\$30.00	\$30.00	
Unit Price No. 16: Unsuuitable soil undercut and haul-off off-site (per CY)	\$20.00	\$17.00	\$28.00	
Unit Price No. 17: Undercut and haul-off of unsuitable soils to location on BRCC campus as designated by BRCC (per CY)	\$15.00	\$10.00	\$22.00	
Allowances				
Allowance #1-Quantity Allowance:Include 50 CY Rock Excavation (Trench)				
Allowance #2-Quantity Allowance:Include 50 CY Rock Excavation (Mass)				
Allowance #3-Quantity Allowance:Include 2,200 CY Unsuuitable Soil Excavation				
Allowance #4-Quantity Allowance:Include 2,200 CY Replacement of Rock Excavation or Unsuuitable Soils				
Allowance #1-Manhours for Composite Cleanup Crew included in base bid	25	350	\$50.00	

AIA[®] Document A133[™] – 2009

Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price

AGREEMENT made as of the Eleventh day of January in the year Two Thousand Twenty One
(In words, indicate day, month and year.)

BETWEEN the Owner:
(Name, legal status and address)

County of Henderson, A body corporate & politic
One Historic Courthouse Square, Suite One
Hendersonville, NC 28792

and the Construction Manager:
(Name, legal status and address)

James R. Vannoy & Sons Construction Company, Inc.
551 Brevard Rd., Suite 111
Asheville, NC 28806

for the following Project:
(Name and address or location)

Blue Ridge Community College – Patton Hall Interior Renovation and Addition
180 W. Campus Dr.
Flat Rock, NC 28731

The Architect:
(Name, legal status and address)

Clark Nexsen
301 College Street, Suite 300
Asheville, NC 28801

The Owner's Designated Representative:
(Name, address and other information)

Mr. David Berry
100 North King Street
Hendersonville, NC 28792

The Construction Manager's Designated Representative:
(Name, address and other information)

Sean McCarthy

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201[™]–2007, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

551 Brevard Rd., Suite 111
Asheville, NC 28806
(704) 516-0000
sean.mccarthy@jrvannoy.com

The Architect's Designated Representative:
(Name, address and other information)

David Lancor
301 College Street, Suite 300
Asheville, NC 28801

The Owner and Construction Manager agree as follows.

TABLE OF ARTICLES

- 1 GENERAL PROVISIONS
- 2 CONSTRUCTION MANAGER'S RESPONSIBILITIES
- 3 OWNER'S RESPONSIBILITIES
- 4 COMPENSATION AND PAYMENTS FOR PRECONSTRUCTION PHASE SERVICES
- 5 COMPENSATION FOR CONSTRUCTION PHASE SERVICES
- 6 COST OF THE WORK FOR CONSTRUCTION PHASE
- 7 PAYMENTS FOR CONSTRUCTION PHASE SERVICES
- 8 INSURANCE AND BONDS
- 9 DISPUTE RESOLUTION
- 10 TERMINATION OR SUSPENSION
- 11 MISCELLANEOUS PROVISIONS
- 12 SCOPE OF THE AGREEMENT

EXHIBIT A GUARANTEED MAXIMUM PRICE AMENDMENT

ARTICLE 1 GENERAL PROVISIONS

§ 1.1 The Contract Documents

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications, Addenda issued prior to the execution of this Agreement, other documents listed in this Agreement, and Modifications issued after execution of this Agreement, all of which form the Contract and are as fully a part of the Contract as if attached to this Agreement or repeated herein. Upon the Owner's acceptance of the Construction Manager's Guaranteed Maximum Price proposal, the Contract Documents will also include the documents described in Section 2.2.3 and identified in the Guaranteed Maximum Price Amendment and revisions prepared by the Architect and furnished by the Owner as described in Section 2.2.8. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations or agreements, either written or oral. If anything in the other Contract Documents, other than a Modification, is inconsistent with this Agreement, this Agreement shall govern.

§ 1.2 Relationship of the Parties

The Construction Manager accepts the relationship of trust and confidence established by this Agreement and covenants with the Owner to cooperate with the Architect and exercise the Construction Manager's skill and judgment in furthering the interests of the Owner; to furnish efficient construction administration, management services and supervision; to furnish at all times an adequate supply of workers and materials; and to perform the Work in an expeditious and economical manner consistent with the Owner's interests. The Owner agrees to furnish or approve, in a timely manner, information required by the Construction Manager and to make payments to the Construction Manager in accordance with the requirements of the Contract Documents.

§ 1.3 General Conditions

For the Preconstruction Phase, AIA Document A201™-2017, General Conditions of the Contract for Construction, shall apply only as specifically provided in this Agreement. For the Construction Phase, the general conditions of the contract shall be as set forth in A201-2017, which document is incorporated herein by reference. The term "Contractor" as used in A201-2017 shall mean the Construction Manager.

ARTICLE 2 CONSTRUCTION MANAGER'S RESPONSIBILITIES

The Construction Manager's Preconstruction Phase responsibilities are set forth in Sections 2.1 and 2.2. The Construction Manager's Construction Phase responsibilities are set forth in Section 2.3. The Owner and Construction Manager may agree, in consultation with the Architect, for the Construction Phase to commence prior to completion of the Preconstruction Phase, in which case, both phases will proceed concurrently. The Construction Manager shall identify a representative authorized to act on behalf of the Construction Manager with respect to the Project.

§ 2.1 Preconstruction Phase

§ 2.1.1 The Construction Manager shall provide a preliminary evaluation of the Owner's program, schedule and construction budget requirements, each in terms of the other.

§ 2.1.2 Consultation

The Construction Manager shall schedule and conduct meetings with the Architect and Owner to discuss such matters as procedures, progress, coordination, and scheduling of the Work. The Construction Manager shall advise the Owner and the Architect on proposed site use and improvements, selection of materials, and building systems and equipment. The Construction Manager shall also provide recommendations consistent with the Project requirements to the Owner and Architect on constructability; availability of materials and labor; time requirements for procurement, installation and construction; and factors related to construction cost including, but not limited to, costs of alternative designs or materials, preliminary budgets, life-cycle data, and possible cost reductions.

§ 2.1.3 When Project requirements in Section 3.1.1 have been sufficiently identified, the Construction Manager shall prepare and periodically update a Project schedule for the Architect's review and the Owner's acceptance. The date of Substantial Completion to be no later than 5/31/2022. As used herein, "Substantial Completion" occurs when both the Architect certifies that the Owner can occupy or utilize the Project and a Certificate of Occupancy has been issued. The Construction Manager shall obtain the Architect's approval for the portion of the Project schedule relating to the performance of the Architect's services. The Project schedule shall coordinate and integrate the Construction Manager's services, the Architect's services, other Owner consultants' services, and the Owner's responsibilities and identify items that could affect the Project's timely completion. The updated Project schedule shall include the following: submission of the Guaranteed Maximum Price proposal; components of the Work; times of commencement and completion required of each Subcontractor; ordering and delivery of products, including those that must be ordered well in advance of construction; and the occupancy requirements of the Owner.

§ 2.1.4 Phased Construction

The Construction Manager shall provide recommendations with regard to accelerated or fast-track scheduling, procurement, or phased construction. The Construction Manager shall take into consideration cost reductions, cost information, constructability, provisions for temporary facilities and procurement and construction scheduling issues.

§ 2.1.5 Preliminary Cost Estimates

§ 2.1.5.1 Based on the preliminary design and other design criteria prepared by the Architect, the Construction Manager shall prepare preliminary estimates of the Cost of the Work or the cost of program requirements using area, volume or similar conceptual estimating techniques for the Architect's review and Owner's approval. If the Architect or Construction Manager suggests alternative materials and systems, the Construction Manager shall provide cost evaluations of those alternative materials and systems.

§ 2.1.5.2 As the Architect progresses with the preparation of the Schematic Design, Design Development and Construction Documents, the Construction Manager shall prepare and update, at appropriate intervals agreed to by the Owner, Construction Manager and Architect, estimates of the Cost of the Work of increasing detail and refinement and allowing for the further development of the design until such time as the Owner and Construction Manager agree on a Guaranteed Maximum Price for the Work. Such estimates shall be provided for the Architect's review and the Owner's approval. The Construction Manager shall inform the Owner and Architect when estimates of the Cost of the Work exceed the latest approved Project budget and make recommendations for corrective action.

§ 2.1.6 Subcontractors and Suppliers

The Construction Manager shall develop bidders' interest in the Project.

Init.

§ 2.1.7 The Construction Manager shall prepare, for the Architect's review and the Owner's acceptance, a procurement schedule for items that must be ordered well in advance of construction. The Construction Manager shall expedite and coordinate the ordering and delivery of materials that must be ordered well in advance of construction. If the Owner agrees to procure any items prior to the establishment of the Guaranteed Maximum Price, the Owner shall procure the items on terms and conditions acceptable to the Construction Manager. Upon the establishment of the Guaranteed Maximum Price, the Owner shall assign all contracts for these items to the Construction Manager and the Construction Manager shall thereafter accept responsibility for them.

§ 2.1.8 Extent of Responsibility

The Construction Manager shall exercise reasonable care in preparing schedules and estimates. The Construction Manager, however, does not warrant or guarantee estimates and schedules except as may be included as part of the Guaranteed Maximum Price and except that the date of Substantial Completion to be no later than 5/31/2022. The Construction Manager is not required to ascertain that the Drawings and Specifications are in accordance with applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities, but the Construction Manager shall promptly report to the Architect and Owner any nonconformity discovered by or made known to the Construction Manager as a request for information in such form as the Architect may require.

§ 2.1.9 Notices and Compliance with Laws

The Construction Manager shall comply with applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities applicable to its performance under this Contract, and with equal employment opportunity programs, and other programs as may be required by governmental and quasi governmental authorities for inclusion in the Contract Documents.

§ 2.2 Guaranteed Maximum Price Proposal and Contract Time

§ 2.2.1 At a time to be mutually agreed upon by the Owner and the Construction Manager and in consultation with the Architect, the Construction Manager shall prepare a Guaranteed Maximum Price proposal for the Owner's review and acceptance. The Guaranteed Maximum Price in the proposal shall be the sum of the Construction Manager's estimate of the Cost of the Work, including contingencies described in Section 2.2.4, and the Construction Manager's Fee.

§ 2.2.2 To the extent that the Drawings and Specifications are anticipated to require further development by the Architect, the Construction Manager shall provide in the Guaranteed Maximum Price for such further development consistent with the Contract Documents and reasonably inferable therefrom. Such further development does not include such things as changes in scope, systems, kinds and quality of materials, finishes or equipment, all of which, if required, shall be incorporated by Change Order.

§ 2.2.3 The Construction Manager shall include with the Guaranteed Maximum Price proposal a written statement of its basis, which shall include the following:

- .1 A list of the Drawings and Specifications, including all Addenda thereto, and the Conditions of the Contract;
- .2 A list of the clarifications and assumptions made by the Construction Manager in the preparation of the Guaranteed Maximum Price proposal, including assumptions under Section 2.2.2, to supplement the information provided by the Owner and contained in the Drawings and Specifications;
- .3 A statement of the proposed Guaranteed Maximum Price, including a statement of the estimated Cost of the Work organized by trade categories or systems, allowances, contingency, and the Construction Manager's Fee;
- .4 The anticipated date of Substantial Completion, which shall be no later than 5/31/2022 upon which the proposed Guaranteed Maximum Price is based; and
- .5 A date by which the Owner must accept the Guaranteed Maximum Price.

§ 2.2.4 In preparing the Construction Manager's Guaranteed Maximum Price proposal, the Construction Manager shall include its contingency for the Construction Manager's exclusive use to cover those costs considered reimbursable as the Cost of the Work but not included in a Change Order. The Construction Manager's Construction Contingency shall be used to expedite the work, supplement any additional unforeseen general conditions cost, correct deficient work, address scheduling and coordination problems, correct scope gaps in the bidding of the project, correct code, regulatory and other items identified by the Owner in writing to the Construction Manager prior to bidding the project, and any issues that are the fault of the Construction Manager or

its trade subcontractors subject to the terms of Article 6 Cost of the Work. The Construction Manager's use of the Construction Contingency fund shall be documented in writing by the Construction Manager.

§ 2.2.5 The Construction Manager shall meet with the Owner and Architect to review the Guaranteed Maximum Price proposal. In the event that the Owner and Architect discover any inconsistencies or inaccuracies in the information presented, they shall promptly notify the Construction Manager, who shall make appropriate adjustments to the Guaranteed Maximum Price proposal, its basis, or both.

§ 2.2.6 If the Owner notifies the Construction Manager that the Owner has accepted the Guaranteed Maximum Price proposal in writing before the date specified in the Guaranteed Maximum Price proposal, the Guaranteed Maximum Price proposal shall be deemed effective without further acceptance from the Construction Manager. Following acceptance of a Guaranteed Maximum Price, the Owner and Construction Manager shall execute the Guaranteed Maximum Price Amendment amending this Agreement, a copy of which the Owner shall provide to the Architect. The Guaranteed Maximum Price Amendment shall set forth the agreed upon Guaranteed Maximum Price with the information and assumptions upon which it is based.

§ 2.2.7 The Construction Manager shall not incur any cost to be reimbursed as part of the Cost of the Work prior to the commencement of the Construction Phase, unless the Owner provides prior written authorization for such costs.

§ 2.2.8 The Owner shall authorize the Architect to provide the revisions to the Drawings and Specifications to incorporate the agreed upon assumptions and clarifications contained in the Guaranteed Maximum Price Amendment. The Owner shall promptly furnish those revised Drawings and Specifications to the Construction Manager as they are revised. The Construction Manager shall notify the Owner and Architect of any inconsistencies between the Guaranteed Maximum Price Amendment and the revised Drawings and Specifications.

§ 2.2.9 The Construction Manager shall include in the Guaranteed Maximum Price all sales, consumer, use and similar taxes for the Work provided by the Construction Manager that are legally enacted, whether or not yet effective, at the time the Guaranteed Maximum Price Amendment is executed.

§ 2.3 Construction Phase

§ 2.3.1 General

§ 2.3.1.1 For purposes of Section 8.1.2 of A201-2017, the date of commencement of the Work shall mean the date of commencement of the Construction Phase.

§ 2.3.1.2 The Construction Phase shall commence upon the Owner's acceptance of the Construction Manager's Guaranteed Maximum Price proposal or the Owner's issuance of a Notice to Proceed, whichever occurs earlier.

§ 2.3.2 Administration

§ 2.3.2.1 Those portions of the Work that the Construction Manager does not customarily perform with the Construction Manager's own personnel shall be performed under subcontracts bid and awarded pursuant to North Carolina law, and specifically N.C. Gen. Stat. §143-128.1. The Owner may designate specific persons from whom, or entities from which, the Construction Manager shall obtain bids. The Construction Manager shall obtain bids from Subcontractors and from suppliers of materials or equipment fabricated especially for the Work and shall deliver such bids to the Architect. The Owner shall then determine, with the advice of the Construction Manager and the Architect, which bids will be accepted. The Construction Manager shall not be required to contract with anyone to whom the Construction Manager has reasonable objection.

§ 2.3.2.2 If the Guaranteed Maximum Price has been established and when a specific bidder (1) is recommended to the Owner by the Construction Manager, (2) is qualified to perform that portion of the Work, and (3) has submitted a bid that conforms to the requirements of the Contract Documents without reservations or exceptions, but the Owner requires that another bid be accepted, then the Construction Manager may require that a Change Order be issued to adjust the Contract Time and the Guaranteed Maximum Price by the difference between the bid of the person or entity recommended to the Owner by the Construction Manager and the amount and time requirement of the subcontract or other agreement actually signed with the person or entity designated by the Owner.

§ 2.3.2.3 Subcontracts or other agreements shall conform to the applicable payment provisions of this Agreement, and shall not be awarded on the basis of cost plus a fee without the prior consent of the Owner. If the Subcontract is

Init.

awarded on a cost plus fee basis, the Construction Manager shall provide in the Subcontract for the Owner to receive the same audit rights with regard to the Subcontractor as the Owner receives with regard to the Construction Manager in Section 6.11 below.

§ 2.3.2.4 If the Construction Manager recommends a specific bidder that may be considered a “related party” according to Section 6.10, then the Construction Manager shall promptly notify the Owner in writing of such relationship and notify the Owner of the specific nature of the contemplated transaction, according to Section 6.10.2.

§ 2.3.2.5 The Construction Manager shall schedule and conduct meetings to discuss such matters as procedures, progress, coordination, scheduling, and status of the Work. The Construction Manager shall prepare and promptly distribute minutes to the Owner and Architect.

§ 2.3.2.6 Upon the execution of the Guaranteed Maximum Price Amendment, the Construction Manager shall prepare and submit to the Owner and Architect a construction schedule for the Work and submittal schedule in accordance with Section 3.10 of A201–2017.

§ 2.3.2.7 The Construction Manager shall record the progress of the Project. On a monthly basis, or otherwise as agreed to by the Owner, the Construction Manager shall submit written progress reports to the Owner and Architect, showing percentages of completion and other information required by the Owner. The Construction Manager shall also keep, and make available to the Owner and Architect, a daily log containing a record for each day of weather, portions of the Work in progress, number of workers on site, identification of equipment on site, problems that might affect progress of the work, accidents, injuries, and other information required by the Owner.

§ 2.3.2.8 The Construction Manager shall develop a system of cost control for the Work, including regular monitoring of actual costs for activities in progress and estimates for uncompleted tasks and proposed changes. The Construction Manager shall identify variances between actual and estimated costs and report the variances to the Owner and Architect and shall provide this information in its monthly reports to the Owner and Architect, in accordance with Section 2.3.2.7 above.

§ 2.4 Professional Services

Section 3.12.10 of A201–2007 shall apply to both the Preconstruction and Construction Phases.

§ 2.5 Hazardous Materials

Section 10.3 of A201–2007 shall apply to both the Preconstruction and Construction Phases.

§ 2.6 The Construction Manager acknowledges and recognizes that the Owner is entitled to full and beneficial occupancy and use of the completed work following expiration of the Contract Time, and that the Owner has entered into, or will enter into, binding agreements with third parties based on the Contractor’s achieving Substantial Completion of the work by not later than 5/31/2022. The Construction Manager further acknowledges and agrees that if the Construction Manager fails to complete substantially or cause the Substantial Completion of any portion of the work by 5/31/2022, the Owner will sustain damages and serious loss as a result of such failure. The exact amount of such damages will be extremely difficult to ascertain. Therefore, the Owner and the Construction Manager agree as set forth in this Section 2.6.

§ 2.6.1 If the Construction Manger fails to achieve Substantial Completion of the work by 5/31/2022, the Owner shall be entitled to retain or recover from the Construction Manager, as liquidated damages and not as a penalty, the following per day amounts commencing 6/1/2022 continuing each day until the date the Construction Manager achieves Substantial Completion of the entire work. Such liquidated damages are hereby agreed to be a reasonable pre-estimate of damages the Owner will incur as result of delayed completion of the work:

Total per day liquidated damages \$1,000.00 per day

§ 2.6.2 The Owner may deduct liquidated damages described in Section 2.6.1 from any unpaid amount then or thereafter due the Construction Manager under this Contract. Any liquidated damages not so deducted from any unpaid amounts due the Construction Manager shall be payable to the Owner at the demand of the Owner, together with interest from the date of the demand at the legal rate.

ARTICLE 3 OWNER'S RESPONSIBILITIES

§ 3.1 Information and Services Required of the Owner

§ 3.1.1 The Owner shall provide information with reasonable promptness, regarding requirements for and limitations on the Project, including a written program which shall set forth the Owner's objectives, constraints, and criteria, including schedule, space requirements and relationships, flexibility and expandability, special equipment, systems, sustainability and site requirements.

§ 3.1.2 Prior to the execution of the Guaranteed Maximum Price Amendment, the Construction Manager may request in writing that the Owner provide reasonable evidence that the Owner has made financial arrangements to fulfill the Owner's obligations under the Contract. Thereafter, the Construction Manager may only request such evidence if (1) the Owner fails to make payments to the Construction Manager as the Contract Documents require, (2) a change in the Work materially changes the Contract Sum, or (3) the Construction Manager identifies in writing a reasonable concern regarding the Owner's ability to make payment when due. The Owner shall furnish such evidence as a condition precedent to commencement or continuation of the Work or the portion of the Work affected by a material change. After the Owner furnishes the evidence, the Owner shall not materially vary such financial arrangements without prior notice to the Construction Manager and Architect.

§ 3.1.3 The Owner shall establish and periodically update the Owner's budget for the Project, including (1) the budget for the Cost of the Work as defined in Section 6.1.1, (2) the Owner's other costs, and (3) reasonable contingencies related to all of these costs. If the Owner significantly increases or decreases the Owner's budget for the Cost of the Work, the Owner shall notify the Construction Manager and Architect. The Owner and the Architect, in consultation with the Construction Manager, shall thereafter agree to a corresponding change in the Project's scope and quality.

§ 3.1.4 **Structural and Environmental Tests, Surveys and Reports.** During the Preconstruction Phase, the Owner shall furnish the following information or services with reasonable promptness. The Owner shall also furnish any other information or services under the Owner's control and relevant to the Construction Manager's performance of the Work with reasonable promptness after receiving the Construction Manager's written request for such information or services. The Construction Manager shall be entitled to rely on the accuracy of information and services furnished by the Owner but shall exercise proper precautions relating to the safe performance of the Work.

§ 3.1.4.1 The Owner shall furnish tests, inspections and reports required by law and as otherwise agreed to by the parties, such as structural, mechanical, and chemical tests, tests for air and water pollution, and tests for hazardous materials.

§ 3.1.4.2 The Owner shall furnish surveys describing physical characteristics, legal limitations and utility locations for the site of the Project, and a legal description of the site. The surveys and legal information shall include, as applicable, grades and lines of streets, alleys, pavements and adjoining property and structures; designated wetlands; adjacent drainage; rights-of-way, restrictions, easements, encroachments, zoning, deed restrictions, boundaries and contours of the site; locations, dimensions and necessary data with respect to existing buildings, other improvements and trees; and information concerning available utility services and lines, both public and private, above and below grade, including inverts and depths. All the information on the survey shall be referenced to a Project benchmark.

§ 3.1.4.3 The Owner, when such services are requested, shall furnish services of geotechnical engineers, which may include but are not limited to test borings, test pits, determinations of soil bearing values, percolation tests, evaluations of hazardous materials, seismic evaluation, ground corrosion tests and resistivity tests, including necessary operations for anticipating subsoil conditions, with written reports and appropriate recommendations.

§ 3.1.4.4 During the Construction Phase, the Owner shall furnish information or services required of the Owner by the Contract Documents with reasonable promptness. The Owner shall also furnish any other information or services under the Owner's control and relevant to the Construction Manager's performance of the Work with reasonable promptness after receiving the Construction Manager's written request for such information or services.

§ 3.2 Owner's Designated Representative

The Owner shall identify a representative authorized to act on behalf of the Owner with respect to the Project. The Owner's representative shall render decisions promptly and furnish information expeditiously, so as to avoid unreasonable delay in the services or Work of the Construction Manager. Except as otherwise provided in Section

4.2.1 of A201–2017, the Architect does not have such authority. The term “Owner” means the Owner or the Owner’s authorized representative.

§ 3.2.1 Legal Requirements. The Owner shall furnish all legal, insurance and accounting services, including auditing services, that may be reasonably necessary at any time for the Project to meet the Owner’s needs and interests.

§ 3.3 Architect

The Owner shall retain an Architect to provide services, duties and responsibilities as described in AIA Document B133™–2014, Standard Form of Agreement Between Owner and Architect, Construction Manager as Constructor Edition. The Owner shall provide the Construction Manager a copy of the executed agreement between the Owner and the Architect, and any further modifications to the agreement.

ARTICLE 4 COMPENSATION AND PAYMENTS FOR PRECONSTRUCTION PHASE SERVICES

§ 4.1 Compensation

§ 4.1.1 For the Construction Manager’s Preconstruction Phase services, the Owner shall compensate the Construction Manager as follows:

§ 4.1.2 For the Construction Manager’s Preconstruction Phase services described in Sections 2.1 and 2.2:
(Insert amount of, or basis for, compensation and include a list of reimbursable cost items, as applicable.)

The Construction Manager is being compensated a total Preconstruction Fee of \$126,600.00 outside of this agreement amount.

§ 4.1.3 If the Preconstruction Phase services covered by this Agreement have not been completed within eight (8) months of the date of this Agreement, through no fault of the Construction Manager, the Construction Manager’s compensation for Preconstruction Phase services shall be equitably adjusted.

§ 4.1.4 Compensation based on Direct Personnel Expense includes the direct salaries of the Construction Manager’s personnel providing Preconstruction Phase services on the Project and the Construction Manager’s costs for the mandatory and customary contributions and benefits related thereto, such as employment taxes and other statutory employee benefits, insurance, sick leave, holidays, vacations, employee retirement plans and similar contributions.

§ 4.2 Payments

§ 4.2.1 Unless otherwise agreed, payments for services shall be made monthly in proportion to services performed.

§ 4.2.2 Payments are due and payable upon presentation of the Construction Manager’s invoice. Amounts unpaid thirty (30) days after the invoice date shall bear interest at the rate entered below, or in the absence thereof at the legal rate prevailing from time to time at the principal place of business of the Construction Manager.
(Insert rate of monthly or annual interest agreed upon.)

Prime interest rate as published for such date in the Wall Street Journal %

ARTICLE 5 COMPENSATION FOR CONSTRUCTION PHASE SERVICES

§ 5.1 For the Construction Manager’s performance of the Work as described in Section 2.3, the Owner shall pay the Construction Manager the Contract Sum in current funds. The Contract Sum is the Cost of the Work as defined in Section 6.1.1 plus the Construction Manager’s Fee.

§ 5.1.1 The Construction Manager’s Fee:
(State a lump sum, percentage of Cost of the Work or other provision for determining the Construction Manager’s Fee.)

Three and three quarter percent (3.75%) of the total GMP.

§ 5.1.2 The method of adjustment of the Construction Manager’s Fee for changes in the Work:

Changes will be adjusted at the same rate as the Construction Manager’s fee

§ 5.1.3 Limitations, if any, on a Subcontractor's overhead and profit for increases in the cost of its portion of the Work:

10% Overhead plus 5% Profit

§ 5.1.4 Rental rates for Construction Manager-owned equipment shall not exceed ninety-five percent (95 %) of the standard rate paid at the place of the Project.

§ 5.1.5 Unit prices, if any:

(Identify and state the unit price; state the quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit (\$0.00)
Project Superintendent	Man-hour	\$95.00
MEP Superintendent	Man-hour	\$90.00
Assistant Superintendent	Man-hour	\$80.00
Senior Project Manger	Man-hour	\$100.00
Project Manger	Man-hour	\$95.00
Project Engineer/Assistant	Man-hour	\$60.00
On-Site Safety Officer	Man-hour	\$65.00
On-Site Coordinator	Man-hour	\$45.00
Project Executive	Man-hour	\$105.00
Principle in Charge	Man-hour	\$120.00
Accounting & Admin Support Functions	Month	\$8,800.00
Personnel Travel & Technology	Man-hour	\$14.25
Comprehensive Liability Insurances	Per \$100	\$1.15
Subcontractors Default Insurance	Per \$100 of Subcontracts	\$1.25
Performance and Payment Bonds	Per \$100 of Contract	\$0.95
	Amount	
Builders Risk Insurance	Per \$1,000 of Contract	\$2.00
	Amount	

§ 5.2 Guaranteed Maximum Price

§ 5.2.1 The Construction Manager guarantees that the Contract Sum shall not exceed the Guaranteed Maximum Price set forth in the Guaranteed Maximum Price Amendment, as it is amended from time to time. To the extent the Cost of the Work exceeds the Guaranteed Maximum Price, the Construction Manager shall bear such costs in excess of the Guaranteed Maximum Price without reimbursement or additional compensation from the Owner.

(Insert specific provisions if the Construction Manager is to participate in any savings.)

At the conclusion of the construction phase, the unused portion of the Construction Manager's Construction Contingency may be considered available for 50% CM to 50% Owner split based on the Owner's evaluation of the performance on the contract. The distribution of savings in the Construction Manager's Construction Contingency fund shall be considered as a performance incentive only if the project completes within the specified construction duration established in the GMP.

§ 5.2.2 The Guaranteed Maximum Price is subject to additions and deductions by Change Order as provided in the Contract Documents and the Date of Substantial Completion shall be subject to adjustment as provided in the Contract Documents.

§ 5.3 Changes in the Work

§ 5.3.1 The Owner may, without invalidating the Contract, order changes in the Work within the general scope of the Contract consisting of additions, deletions or other revisions. The Owner shall issue such changes in writing. The Architect may make minor changes in the Work as provided in Section 7.4 of AIA Document A201-2017, General Conditions of the Contract for Construction. The Construction Manager shall be entitled to an equitable adjustment in the Contract Time as a result of changes in the Work.

Init.

§ 5.3.2 Adjustments to the Guaranteed Maximum Price on account of changes in the Work subsequent to the execution of the Guaranteed Maximum Price Amendment may be determined by any of the methods listed in Section 7.3.3 of AIA Document A201–2017, General Conditions of the Contract for Construction.

§ 5.3.3 In calculating adjustments to subcontracts (except those awarded with the Owner’s prior consent on the basis of cost plus a fee), the terms “cost” and “fee” as used in Section 7.3.3.3 of AIA Document A201–2017 and the term “costs” as used in Section 7.3.7 of AIA Document A201–2017 shall have the meanings assigned to them in AIA Document A201–2017 and shall not be modified by Sections 5.1 and 5.2, Sections 6.1 through 6.7, and Section 6.8 of this Agreement. Adjustments to subcontracts awarded with the Owner’s prior consent on the basis of cost plus a fee shall be calculated in accordance with the terms of those subcontracts.

§ 5.3.4 In calculating adjustments to the Guaranteed Maximum Price, the terms “cost” and “costs” as used in the above-referenced provisions of AIA Document A201–2017 shall mean the Cost of the Work as defined in Sections 6.1 to 6.7 of this Agreement and the term “fee” shall mean the Construction Manager’s Fee as defined in Section 5.1 of this Agreement.

§ 5.3.5 If no specific provision is made in Section 5.1.2 for adjustment of the Construction Manager’s Fee in the case of changes in the Work, or if the extent of such changes is such, in the aggregate, that application of the adjustment provisions of Section 5.1.2 will cause substantial inequity to the Owner or Construction Manager, the Construction Manager’s Fee shall be equitably adjusted on the same basis that was used to establish the Fee for the original Work, and the Guaranteed Maximum Price shall be adjusted accordingly.

ARTICLE 6 COST OF THE WORK FOR CONSTRUCTION PHASE

§ 6.1 Costs to Be Reimbursed

§ 6.1.1 The term Cost of the Work shall mean all amounts paid by the Owner to the Construction Manager for construction and post-construction phase basic services provided by the Construction Manager and payment to all separate Subcontractors, suppliers and equipment lessors for all work, material and equipment supplied to the Project. Such costs shall be at rates not higher than the standard paid at the place of the Project except with prior consent of the Owner. The Cost of the Work shall include only the items set forth in Sections 6.1 through 6.7.

§ 6.1.2 Where any cost is subject to the Owner’s prior approval, the Construction Manager shall obtain this approval prior to incurring the cost. The parties shall endeavor to identify any such costs prior to executing Guaranteed Maximum Price Amendment.

§ 6.2 Labor Costs

§ 6.2.1 Wages of construction workers directly employed by the Construction Manager to perform the construction of the Work at the site or, with the Owner’s prior approval, at off-site workshops.

§ 6.2.2 Wages or salaries of the Construction Manager’s supervisory and administrative personnel when stationed at the site with the Owner’s prior approval. Refer to Section 5.1.5 for rates at which key personnel will be charged to the work.

(If it is intended that the wages or salaries of certain personnel stationed at the Construction Manager’s principal or other offices shall be included in the Cost of the Work, identify in Section 11.5, the personnel to be included, whether for all or only part of their time, and the rates at which their time will be charged to the Work.)

§ 6.2.3 Wages and salaries of the Construction Manager’s supervisory or administrative personnel engaged at factories, workshops or on the road, in expediting the production or transportation of materials or equipment required for the Work, but only for that portion of their time required for the Work. Refer to Section 5.1.5 for rates at which key personnel will be charged to the work.

§ 6.2.4 Costs paid or incurred by the Construction Manager for taxes, insurance, contributions, assessments and benefits required by law or collective bargaining agreements and, for personnel not covered by such agreements, customary benefits such as sick leave, medical and health benefits, holidays, vacations and pensions, provided such costs are based on wages and salaries included in the Cost of the Work under Sections 6.2.1 through 6.2.3.

§ 6.2.5 Bonuses, profit sharing, incentive compensation and any other discretionary payments paid to anyone hired by the Construction Manager or paid to any Subcontractor or vendor, with the Owner’s prior approval.

§ 6.3 Subcontract Costs

Payments made by the Construction Manager to Subcontractors in accordance with the requirements of the subcontracts.

§ 6.4 Costs of Materials and Equipment Incorporated in the Completed Construction

§ 6.4.1 Costs, including transportation and storage, of materials and equipment incorporated or to be incorporated in the completed construction.

§ 6.4.2 Costs of materials described in the preceding Section 6.4.1 in excess of those actually installed to allow for reasonable waste and spoilage. Unused excess materials, if any, shall become the Owner's property at the completion of the Work or, at the Owner's option, shall be sold by the Construction Manager. Any amounts realized from such sales shall be credited to the Owner as a deduction from the Cost of the Work.

§ 6.5 Costs of Other Materials and Equipment, Temporary Facilities and Related Items

§ 6.5.1 Costs of transportation, storage, installation, maintenance, dismantling and removal of materials, supplies, temporary facilities, machinery, equipment and hand tools not customarily owned by construction workers that are provided by the Construction Manager at the site and fully consumed in the performance of the Work. Costs of materials, supplies, temporary facilities, machinery, equipment and tools that are not fully consumed shall be based on the cost or value of the item at the time it is first used on the Project site less the value of the item when it is no longer used at the Project site. Costs for items not fully consumed by the Construction Manager shall mean fair market value.

§ 6.5.2 Rental charges for temporary facilities, machinery, equipment and hand tools not customarily owned by construction workers that are provided by the Construction Manager at the site and costs of transportation, installation, minor repairs, dismantling and removal. The total rental cost of any Construction Manager-owned item may not exceed the purchase price of any comparable item. Rates of Construction Manager-owned equipment and quantities of equipment shall be subject to the Owner's prior approval.

§ 6.5.3 Costs of removal of debris from the site of the Work and its proper and legal disposal.

§ 6.5.4 Costs of document reproductions, facsimile transmissions and long-distance telephone calls, postage and parcel delivery charges, telephone service at the site and reasonable petty cash expenses of the site office.

§ 6.5.5 That portion of the reasonable expenses of the Construction Manager's supervisory or administrative personnel incurred while traveling in discharge of duties connected with the Work. Refer to Section 5.1.5 for rates at which travel and vehicle expenses will be charged to the work.

§ 6.5.6 Costs of materials and equipment suitably stored off the site at a mutually acceptable location, subject to the Owner's prior approval.

§ 6.6 Miscellaneous Costs

§ 6.6.1 Premiums for that portion of insurance and bonds required by the Contract Documents that can be directly attributed to this Contract. Self-insurance for either full or partial amounts of the coverages required by the Contract Documents, with the Owner's prior approval. Refer to Section 5.1.5 for rates at which coverage will be charged.

§ 6.6.2 Sales, use or similar taxes imposed by a governmental authority that are related to the Work and for which the Construction Manager is liable.

§ 6.6.3 Fees and assessments for the building permit and for other permits, licenses and inspections for which the Construction Manager is required by the Contract Documents to pay.

§ 6.6.4 Fees of laboratories for tests required by the Contract Documents, except those related to defective or nonconforming Work for which reimbursement is excluded by Section 13.5.3 of AIA Document A201-2017 or by other provisions of the Contract Documents, and which do not fall within the scope of Section 6.7.3.

§ 6.6.5 Royalties and license fees paid for the use of a particular design, process or product required by the Contract Documents; the cost of defending suits or claims for infringement of patent rights arising from such requirement of the Contract Documents; and payments made in accordance with legal judgments against the Construction Manager resulting from such suits or claims and payments of settlements made with the Owner's consent. However, such costs of legal defenses, judgments and settlements shall not be included in the calculation of the Construction Manager's Fee or subject to the Guaranteed Maximum Price. If such royalties, fees and costs are excluded by the last sentence of Section 3.17 of AIA Document A201-2017 or other provisions of the Contract Documents, then they shall not be included in the Cost of the Work.

§ 6.6.6 Costs for electronic equipment and software, directly related to the Work with the Owner's prior approval. Refer to Section 5.1.5 for rates at which cell phones, computers, tablets and IT expenses will be charged to the work.

§ 6.6.7 Deposits lost for causes other than the Construction Manager's negligence or failure to fulfill a specific responsibility in the Contract Documents.

§ 6.6.8 Legal, mediation and arbitration costs, including attorneys' fees, other than those arising from disputes between the Owner and Construction Manager, reasonably incurred by the Construction Manager after the execution of this Agreement in the performance of the Work and with the Owner's prior approval, which shall not be unreasonably withheld.

§ 6.6.9 Subject to the Owner's prior approval, expenses incurred in accordance with the Construction Manager's standard written personnel policy for relocation and temporary living allowances of the Construction Manager's personnel required for the Work.

§ 6.7 Other Costs and Emergencies

§ 6.7.1 Other costs incurred in the performance of the Work if, and to the extent, approved in advance in writing by the Owner.

§ 6.7.2 Costs incurred in taking action to prevent threatened damage, injury or loss in case of an emergency affecting the safety of persons and property, as provided in Section 10.4 of AIA Document A201-2017.

§ 6.7.3 Costs of repairing or correcting damaged or nonconforming Work executed by the Construction Manager, Subcontractors or suppliers, provided that such damaged or nonconforming Work was not caused by negligence or failure to fulfill a specific responsibility of the Construction Manager and only to the extent that the cost of repair or correction is not recovered by the Construction Manager from insurance, sureties, Subcontractors, suppliers, or others.

§ 6.7.4 The costs described in Sections 6.1 through 6.7 shall be included in the Cost of the Work, notwithstanding any provision of AIA Document A201-2017 or other Conditions of the Contract which may require the Construction Manager to pay such costs, unless such costs are excluded by the provisions of Section 6.8.

§ 6.8 Costs Not To Be Reimbursed

§ 6.8.1 The Cost of the Work shall not include the items listed below:

- .1 Salaries and other compensation of the Construction Manager's personnel stationed at the Construction Manager's principal office or offices other than the site office, except as specifically provided in Section 6.2, or as may be provided in Article 11;
- .2 Expenses of the Construction Manager's principal office and offices other than the site office;
- .3 Overhead and general expenses, except as may be expressly included in Sections 6.1 to 6.7;
- .4 The Construction Manager's capital expenses, including interest on the Construction Manager's capital employed for the Work;
- .5 Except as provided in Section 6.7.3 of this Agreement, costs due to the negligence or failure of the Construction Manager, Subcontractors and suppliers or anyone directly or indirectly employed by any of them or for whose acts any of them may be liable to fulfill a specific responsibility of the Contract;
- .6 Any cost not specifically and expressly described in Sections 6.1 to 6.7;
- .7 Costs, other than costs included in Change Orders approved by the Owner, that would cause the Guaranteed Maximum Price to be exceeded; and
- .8 Costs for services incurred during the Preconstruction Phase.

Init.

§ 6.9 Discounts, Rebates and Refunds

§ 6.9.1 Cash discounts obtained on payments made by the Construction Manager shall accrue to the Owner if (1) before making the payment, the Construction Manager included them in an Application for Payment and received payment from the Owner, or (2) the Owner has deposited funds with the Construction Manager with which to make payments; otherwise, cash discounts shall accrue to the Construction Manager. Trade discounts, rebates, refunds and amounts received from sales of surplus materials and equipment shall accrue to the Owner, and the Construction Manager shall make provisions so that they can be obtained.

§ 6.9.2 Amounts that accrue to the Owner in accordance with the provisions of Section 6.9.1 shall be credited to the Owner as a deduction from the Cost of the Work.

§ 6.10 Related Party Transactions

§ 6.10.1 For purposes of Section 6.10, the term "related party" shall mean a parent, subsidiary, affiliate or other entity having common ownership or management with the Construction Manager; any entity in which any stockholder in, or management employee of, the Construction Manager owns any interest in excess of ten percent in the aggregate; or any person or entity which has the right to control the business or affairs of the Construction Manager. The term "related party" includes any member of the immediate family of any person identified above.

§ 6.10.2 If any of the costs to be reimbursed arise from a transaction between the Construction Manager and a related party, the Construction Manager shall notify the Owner of the specific nature of the contemplated transaction, including the identity of the related party and the anticipated cost to be incurred, before any such transaction is consummated or cost incurred. If the Owner, after such notification, authorizes the proposed transaction, then the cost incurred shall be included as a cost to be reimbursed, and the Construction Manager shall procure the Work, equipment, goods or service from the related party, as a Subcontractor, according to the terms of Sections 2.3.2.1, 2.3.2.2 and 2.3.2.3. If the Owner fails to authorize the transaction, the Construction Manager shall procure the Work, equipment, goods or service from some person or entity other than a related party according to the terms of Sections 2.3.2.1, 2.3.2.2 and 2.3.2.3.

§ 6.11 Accounting Records

The Construction Manager shall keep full and detailed records and accounts related to the cost of the Work and exercise such controls as may be necessary for proper financial management under this Contract and to substantiate all costs incurred. The accounting and control systems shall be satisfactory to the Owner. The Owner and the Owner's auditors shall, during regular business hours and upon reasonable notice, be afforded access to, and shall be permitted to audit and copy, the Construction Manager's records and accounts, including complete documentation supporting accounting entries, books, correspondence, instructions, drawings, receipts, subcontracts, Subcontractor's proposals, purchase orders, vouchers, memoranda and other data relating to this Contract. The Construction Manager shall preserve these records for a period of three years after final payment, or for such longer period as may be required by law.

ARTICLE 7 PAYMENTS FOR CONSTRUCTION PHASE SERVICES

§ 7.1 Progress Payments

§ 7.1.1 Based upon Applications for Payment submitted to the Architect by the Construction Manager and Certificates for Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum to the Construction Manager as provided below and elsewhere in the Contract Documents.

§ 7.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

§ 7.1.3 Provided that an Application for Payment is received by the Architect not later than the 25th day of a month, the Owner shall make payment of the certified amount to the Construction Manager not later than the 25th day of the following month. If an Application for Payment is received by the Architect after the application date fixed above, payment shall be made by the Owner not later than thirty (30) days after the Architect receives the Application for Payment.

(Federal, state or local laws may require payment within a certain period of time.)

§ 7.1.4 With each Application for Payment, the Construction Manager shall submit payrolls, petty cash accounts, receipted invoices or invoices with check vouchers attached, and any other evidence required by the Owner or Architect to demonstrate that cash disbursements already made by the Construction Manager on account of the Cost of the Work equal or exceed progress payments already received by the Construction Manager, less that portion of those payments attributable to the Construction Manager's Fee, plus payrolls for the period covered by the present Application for Payment.

§ 7.1.5 Each Application for Payment shall be based on the most recent schedule of values submitted by the Construction Manager in accordance with the Contract Documents. The schedule of values shall allocate the entire Guaranteed Maximum Price among the various portions of the Work, except that the Construction Manager's Fee shall be shown as a single separate item. The schedule of values shall be prepared in such form and supported by such data to substantiate its accuracy as the Architect may require. This schedule, unless objected to by the Architect, shall be used as a basis for reviewing the Construction Manager's Applications for Payment.

§ 7.1.6 Applications for Payment shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment. The percentage of completion shall be the lesser of (1) the percentage of that portion of the Work which has actually been completed, or (2) the percentage obtained by dividing (a) the expense that has actually been incurred by the Construction Manager on account of that portion of the Work for which the Construction Manager has made or intends to make actual payment prior to the next Application for Payment by (b) the share of the Guaranteed Maximum Price allocated to that portion of the Work in the schedule of values.

§ 7.1.7 Subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

- .1 Take that portion of the Guaranteed Maximum Price properly allocable to completed Work as determined by multiplying the percentage of completion of each portion of the Work by the share of the Guaranteed Maximum Price allocated to that portion of the Work in the schedule of values. Pending final determination of cost to the Owner of changes in the Work, amounts not in dispute shall be included as provided in Section 7.3.9 of AIA Document A201-2017;
- .2 Add that portion of the Guaranteed Maximum Price properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the Work, or if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing;
- .3 Add the Construction Manager's Fee, less retainage calculated as the maximum allowable retainage pursuant to N.C. Gen. Stat. §143-134.1(b1). The Construction Manager's Fee shall be computed upon the Cost of the Work at the rate stated in Section 5.1 or, if the Construction Manager's Fee is stated as a fixed sum in that Section, shall be an amount that bears the same ratio to that fixed-sum fee as the Cost of the Work bears to a reasonable estimate of the probable Cost of the Work upon its completion;
- .4 Subtract retainage calculated as the maximum allowable retainage pursuant to N.C. Gen. Stat. §143-134.1(b1) from that portion of the Work that the Construction Manager self-performs;
- .5 Subtract the aggregate of previous payments made by the Owner;
- .6 Subtract the shortfall, if any, indicated by the Construction Manager in the documentation required by Section 7.1.4 to substantiate prior Applications for Payment, or resulting from errors subsequently discovered by the Owner's auditors in such documentation; and
- .7 Subtract amounts, if any, for which the Architect has withheld or nullified a Certificate for Payment as provided in Section 9.5 of AIA Document A201-2017.

§ 7.1.8 The Owner and Construction Manager shall agree upon (1) a mutually acceptable procedure for review and approval of payments to Subcontractors and (2) the percentage of retainage held on Subcontracts, and the Construction Manager shall execute subcontracts in accordance with those agreements.

§ 7.1.9 Except with the Owner's prior approval, the Construction Manager shall not make advance payments to suppliers for materials or equipment which have not been delivered and stored at the site.

§ 7.1.10 In taking action on the Construction Manager's Applications for Payment, the Architect shall be entitled to rely on the accuracy and completeness of the information furnished by the Construction Manager and shall not be

Init.

deemed to represent that the Architect has made a detailed examination, audit or arithmetic verification of the documentation submitted in accordance with Section 7.1.4 or other supporting data; that the Architect has made exhaustive or continuous on-site inspections; or that the Architect has made examinations to ascertain how or for what purposes the Construction Manager has used amounts previously paid on account of the Contract. Such examinations, audits and verifications, if required by the Owner, will be performed by the Owner's auditors acting in the sole interest of the Owner.

§ 7.2 Final Payment

§ 7.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Construction Manager when

- .1 the Construction Manager has fully performed the Contract except for the Construction Manager's responsibility to correct Work as provided in Section 12.2.2 of AIA Document A201-2017, and to satisfy other requirements, if any, which extend beyond final payment;
- .2 the Construction Manager has submitted a final accounting for the Cost of the Work and a final Application for Payment; and
- .3 a final Certificate for Payment has been issued by the Architect.

The Owner's final payment to the Construction Manager shall be made no later than 30 days after the issuance of the Architect's final Certificate for Payment.

§ 7.2.2 The Owner's auditors will review and report in writing on the Construction Manager's final accounting within 30 days after delivery of the final accounting to the Architect by the Construction Manager. Based upon such Cost of the Work as the Owner's auditors report to be substantiated by the Construction Manager's final accounting, and provided the other conditions of Section 7.2.1 have been met, the Architect will, within seven days after receipt of the written report of the Owner's auditors, either issue to the Owner a final Certificate for Payment with a copy to the Construction Manager, or notify the Construction Manager and Owner in writing of the Architect's reasons for withholding a certificate as provided in Section 9.5.1 of the AIA Document A201-2017. The time periods stated in this Section supersede those stated in Section 9.4.1 of the AIA Document A201-2017. The Architect is not responsible for verifying the accuracy of the Construction Manager's final accounting.

§ 7.2.3 If the Owner's auditors report the Cost of the Work as substantiated by the Construction Manager's final accounting to be less than claimed by the Construction Manager, the Construction Manager shall be entitled to request mediation of the disputed amount without seeking an initial decision pursuant to Section 15.2 of A201-2017. A request for mediation shall be made by the Construction Manager within 30 days after the Construction Manager's receipt of a copy of the Architect's final Certificate for Payment. Failure to request mediation within this 30-day period shall result in the substantiated amount reported by the Owner's auditors becoming binding on the Construction Manager. Pending a final resolution of the disputed amount, the Owner shall pay the Construction Manager the amount certified in the Architect's final Certificate for Payment.

§ 7.2.4 If, subsequent to final payment and at the Owner's request, the Construction Manager incurs costs described in Section 6.1.1 and not excluded by Section 6.8 to correct defective or nonconforming Work, the Owner shall reimburse the Construction Manager such costs and the Construction Manager's Fee applicable thereto on the same basis as if such costs had been incurred prior to final payment, but not in excess of the Guaranteed Maximum Price. If the Construction Manager has participated in savings as provided in Section 5.2.1, the amount of such savings shall be recalculated and appropriate credit given to the Owner in determining the net amount to be paid by the Owner to the Construction Manager.

ARTICLE 8 INSURANCE AND BONDS

For all phases of the Project, the Construction Manager and the Owner shall purchase and maintain insurance, and the Construction Manager shall provide bonds as set forth in Article 11 of AIA Document A201-2017. *(State bonding requirements, if any, and limits of liability for insurance required in Article 11 of AIA Document A201-2017.)*

Type of Insurance or Bond	Limit of Liability or Bond Amount (\$0.00)
General Liability	\$1,000,000 per occurrence

Auto Liability	\$1,000,000 per accident
Workers Compensation	Statutory Limits
Builders Risk	Contract Amount
Performance & Payment Bonds	Contract Amount

ARTICLE 9 DISPUTE RESOLUTION

§ 9.1 Any Claim between the Owner and Construction Manager shall be subject to dispute resolution pursuant to the provision of N.C. Gen. Stat. §143-128.1© and 1 N.C.A.C. 30H.0400 et seq. If and only if such dispute resolution process is exhausted without resolution, any Claim between the Owner and Construction Manager shall be resolved in accordance with the provisions set forth in this Article 9 and Article 15 of A201-2017.

§ 9.2 For any Claim subject to, but not resolved by mediation pursuant to Section 15.3 of AIA Document A201-2017, the method of binding dispute resolution shall be as follows:

(Check the appropriate box. If the Owner and Construction Manager do not select a method of binding dispute resolution below, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, Claims will be resolved by litigation in a court of competent jurisdiction.)

- [X] Arbitration pursuant to Section 15.4 of AIA Document A201-2017
- [] Litigation in a court of competent jurisdiction
- [] Other: *(Specify)*

§ 9.3 Initial Decision Maker

The Architect will serve as the Initial Decision Maker pursuant to Section 15.2 of AIA Document A201-2017 for Claims arising from or relating to the Construction Manager's Construction Phase services, unless the parties appoint below another individual, not a party to the Agreement, to serve as the Initial Decision Maker.

(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Architect.)

ARTICLE 10 TERMINATION OR SUSPENSION

§ 10.1 Termination Prior to Establishment of the Guaranteed Maximum Price

§ 10.1.1 Prior to the execution of the Guaranteed Maximum Price Amendment, the Owner may terminate this Agreement upon not less than seven days' written notice to the Construction Manager for the Owner's convenience and without cause, and the Construction Manager may terminate this Agreement, upon not less than seven days' written notice to the Owner, for the reasons set forth in Section 14.1.1 of A201-2017.

§ 10.1.2 In the event of termination of this Agreement pursuant to Section 10.1.1, the Construction Manager shall be equitably compensated for Preconstruction Phase services performed prior to receipt of a notice of termination. In no event shall the Construction Manager's compensation under this Section exceed the compensation set forth in Section 4.1.

§ 10.1.3 If the Owner terminates the Contract pursuant to Section 10.1.1 after the commencement of the Construction Phase but prior to the execution of the Guaranteed Maximum Price Amendment, the Owner shall pay to the Construction Manager an amount calculated as follows, which amount shall be in addition to any compensation paid to the Construction Manager under Section 10.1.2:

- .1 Take the Cost of the Work incurred by the Construction Manager to the date of termination;

Init.

- .2 Add the Construction Manager's Fee computed upon the Cost of the Work to the date of termination at the rate stated in Section 5.1 or, if the Construction Manager's Fee is stated as a fixed sum in that Section, an amount that bears the same ratio to that fixed-sum Fee as the Cost of the Work at the time of termination bears to a reasonable estimate of the probable Cost of the Work upon its completion; and
- .3 Subtract the aggregate of previous payments made by the Owner for Construction Phase services.

The Owner shall also pay the Construction Manager fair compensation, either by purchase or rental at the election of the Owner, for any equipment owned by the Construction Manager which the Owner elects to retain and which is not otherwise included in the Cost of the Work under Section 10.1.3.1. To the extent that the Owner elects to take legal assignment of subcontracts and purchase orders (including rental agreements), the Construction Manager shall, as a condition of receiving the payments referred to in this Article 10, execute and deliver all such papers and take all such steps, including the legal assignment of such subcontracts and other contractual rights of the Construction Manager, as the Owner may require for the purpose of fully vesting in the Owner the rights and benefits of the Construction Manager under such subcontracts or purchase orders. All Subcontracts, purchase orders and rental agreements entered into by the Construction Manager will contain provisions allowing for assignment to the Owner as described above.

If the Owner accepts assignment of subcontracts, purchase orders or rental agreements as described above, the Owner will reimburse or indemnify the Construction Manager for all costs arising under the subcontract, purchase order or rental agreement, if those costs would have been reimbursable as Cost of the Work if the contract had not been terminated. If the Owner chooses not to accept assignment of any subcontract, purchase order or rental agreement that would have constituted a Cost of the Work had this agreement not been terminated, the Construction Manager will terminate the subcontract, purchase order or rental agreement and the Owner will pay the Construction Manager the costs necessarily incurred by the Construction Manager because of such termination.

§ 10.2 Termination Subsequent to Establishing Guaranteed Maximum Price

Following execution of the Guaranteed Maximum Price Amendment and subject to the provisions of Section 10.2.1 and 10.2.2 below, the Contract may be terminated as provided in Article 14 of AIA Document A201–2017.

§ 10.2.1 If the Owner terminates the Contract after execution of the Guaranteed Maximum Price Amendment, the amount payable to the Construction Manager pursuant to Sections 14.2 and 14.4 of A201–2017 shall not exceed the amount the Construction Manager would otherwise have received pursuant to Sections 10.1.2 and 10.1.3 of this Agreement.

§ 10.2.2 If the Construction Manager terminates the Contract after execution of the Guaranteed Maximum Price Amendment, the amount payable to the Construction Manager under Section 14.1.3 of A201–2017 shall not exceed the amount the Construction Manager would otherwise have received under Sections 10.1.2 and 10.1.3 above, except that the Construction Manager's Fee shall be calculated as if the Work had been fully completed by the Construction Manager, utilizing as necessary a reasonable estimate of the Cost of the Work for Work not actually completed.

§ 10.3 Suspension

The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201–2017. In such case, the Guaranteed Maximum Price and Contract Time shall be increased as provided in Section 14.3.2 of AIA Document A201–2017, except that the term "profit" shall be understood to mean the Construction Manager's Fee as described in Sections 5.1 and 5.3.5 of this Agreement.

ARTICLE 11 MISCELLANEOUS PROVISIONS

§ 11.1 Terms in this Agreement shall have the same meaning as those in A201–2017.

§ 11.2 Ownership and Use of Documents

Section 1.5 of A201–2017 shall apply to both the Preconstruction and Construction Phases.

§ 11.3 Governing Law

Section 13.1 of A201–2017 shall apply to both the Preconstruction and Construction Phases.

§ 11.4 Assignment

The Owner and Construction Manager, respectively, bind themselves, their agents, successors, assigns and legal representatives to this Agreement. Neither the Owner nor the Construction Manager shall assign this Agreement without the written consent of the other, except that the Owner may assign this Agreement to a lender providing financing for the Project if the lender agrees to assume the Owner's rights and obligations under this Agreement. Except as provided in Section 13.2.2 of A201-2017, neither party to the Contract shall assign the Contract as a whole without written consent of the other. If either party attempts to make such an assignment without such consent, that party shall nevertheless remain legally responsible for all obligations under the Contract.

§ 11.5 Other provisions:

ARTICLE 12 SCOPE OF THE AGREEMENT

§ 12.1 This Agreement represents the entire and integrated agreement between the Owner and the Construction Manager and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both Owner and Construction Manager.

§ 12.2 The following documents comprise the Agreement:

- .1 AIA Document A133-2009, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price
- .2 AIA Document A201-2017, General Conditions of the Contract for Construction
- .3 AIA Document E201™-2007, Digital Data Protocol Exhibit, if completed, or the following:

N/A
- .4 AIA Document E202™-2008, Building Information Modeling Protocol Exhibit, if completed, or the following:

N/A
- .5 Other documents:
(List other documents, if any, forming part of the Agreement.)

GMP Proposal Dated 1/11/2021
Drawing & Spec Log Dated 1/11/2021

This Agreement is entered into as of the day and year first written above.

OWNER (Signature)

(Printed name and title)



CONSTRUCTION MANAGER (Signature)

Brian K. Walker, Vice President
(Printed name and title)

Additions and Deletions Report for **AIA[®] Document A133[™] – 2009**

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 09:34:13 ET on 01/11/2021.

PAGE 1

AGREEMENT made as of the Eleventh day of January in the year Two Thousand Twenty One

...

County of Henderson, A body corporate & politic
One Historic Courthouse Square, Suite One
Hendersonville, NC 28792

...

James R. Vannoy & Sons Construction Company, Inc.
551 Brevard Rd., Suite 111
Asheville, NC 28806

...

Blue Ridge Community College – Patton Hall Interior Renovation and Addition
180 W. Campus Dr.
Flat Rock, NC 28731

...

Clark Nexsen
301 College Street, Suite 300
Asheville, NC 28801

...

Mr. David Berry
100 North King Street
Hendersonville, NC 28792

...

Sean McCarthy
551 Brevard Rd., Suite 111
Asheville, NC 28806

(704) 516-0000
sean.mccarthy@jrvannoy.com

PAGE 2

David Lancor
301 College Street, Suite 300
Asheville, NC 28801

PAGE 3

For the Preconstruction Phase, AIA Document ~~A201™-2007, A201™-2017~~, General Conditions of the Contract for Construction, shall apply only as specifically provided in this Agreement. For the Construction Phase, the general conditions of the contract shall be as set forth in ~~A201-2007, A201-2017~~, which document is incorporated herein by reference. The term "Contractor" as used in ~~A201-2007, A201-2017~~ shall mean the Construction Manager.

PAGE 4

§ 2.1.3 When Project requirements in Section 3.1.1 have been sufficiently identified, the Construction Manager shall prepare and periodically update a Project schedule for the Architect's review and the Owner's acceptance. The date of Substantial Completion to be no later than 5/31/2022. As used herein, "Substantial Completion" occurs when both the Architect certifies that the Owner can occupy or utilize the Project and a Certificate of Occupancy has been issued. The Construction Manager shall obtain the Architect's approval for the portion of the Project schedule relating to the performance of the Architect's services. The Project schedule shall coordinate and integrate the Construction Manager's services, the Architect's services, other Owner consultants' services, and the Owner's responsibilities and identify items that could affect the Project's timely completion. The updated Project schedule shall include the following: submission of the Guaranteed Maximum Price proposal; components of the Work; times of commencement and completion required of each Subcontractor; ordering and delivery of products, including those that must be ordered well in advance of construction; and the occupancy requirements of the Owner.

PAGE 5

The Construction Manager shall exercise reasonable care in preparing schedules and estimates. The Construction Manager, however, does not warrant or guarantee estimates and schedules except as may be included as part of the Guaranteed Maximum ~~Price-Price and except that the date of Substantial Completion to be no later than 5/31/2022.~~ The Construction Manager is not required to ascertain that the Drawings and Specifications are in accordance with applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities, but the Construction Manager shall promptly report to the Architect and Owner any nonconformity discovered by or made known to the Construction Manager as a request for information in such form as the Architect may require.

...

- .4 The anticipated date of Substantial ~~Completion-Completion~~, which shall be no later than 5/31/2022 upon which the proposed Guaranteed Maximum Price is based; and

PAGE 6

§ 2.2.4 In preparing the Construction Manager's Guaranteed Maximum Price proposal, the Construction Manager shall include its contingency for the Construction Manager's exclusive use to cover those costs considered reimbursable as the Cost of the Work but not included in a Change Order. -The Construction Manager's Construction Contingency shall be used to expedite the work, supplement any additional unforeseen general

conditions cost, correct deficient work, address scheduling and coordination problems, correct scope gaps in the bidding of the project, correct code, regulatory and other items identified by the Owner in writing to the Construction Manager prior to bidding the project, and any issues that are the fault of the Construction Manager or its trade subcontractors subject to the terms of Article 6 Cost of the Work. The Construction Manager's use of the Construction Contingency fund shall be documented in writing by the Construction Manager.

...

§ 2.3.1.1 For purposes of Section 8.1.2 of ~~A201-2007, A201-2017~~, the date of commencement of the Work shall mean the date of commencement of the Construction Phase.

...

§ 2.3.2.1 Those portions of the Work that the Construction Manager does not customarily perform with the Construction Manager's own personnel shall be performed under subcontracts ~~or by other appropriate agreements with the Construction Manager~~ bid and awarded pursuant to North Carolina law, and specifically N.C. Gen. Stat. §143-128.1. The Owner may designate specific persons from whom, or entities from which, the Construction Manager shall obtain bids. The Construction Manager shall obtain bids from Subcontractors and from suppliers of materials or equipment fabricated especially for the Work and shall deliver such bids to the Architect. The Owner shall then determine, with the advice of the Construction Manager and the Architect, which bids will be accepted. The Construction Manager shall not be required to contract with anyone to whom the Construction Manager has reasonable objection.

PAGE 7

§ 2.3.2.6 Upon the execution of the Guaranteed Maximum Price Amendment, the Construction Manager shall prepare and submit to the Owner and Architect a construction schedule for the Work and submittal schedule in accordance with Section 3.10 of ~~A201-2007, A201-2017~~.

...

§ 2.6 The Construction Manager acknowledges and recognizes that the Owner is entitled to full and beneficial occupancy and use of the completed work following expiration of the Contract Time, and that the Owner has entered into, or will enter into, binding agreements with third parties based on the Contractor's achieving Substantial Completion of the work by not later than 5/31/2022. The Construction Manager further acknowledges and agrees that if the Construction Manager fails to complete substantially or cause the Substantial Completion of any portion of the work by 5/31/2022, the Owner will sustain damages and serious loss as a result of such failure. The exact amount of such damages will be extremely difficult to ascertain. Therefore, the Owner and the Construction Manager agree as set forth in this Section 2.6.

...

§ 2.6.1 If the Construction Manger fails to achieve Substantial Completion of the work by 5/31/2022, the Owner shall be entitled to retain or recover from the Construction Manager, as liquidated damages and not as a penalty, the following per day amounts commencing 6/1/2022 continuing each day until the date the Construction Manager achieves Substantial Completion of the entire work. Such liquidated damages are hereby agreed to be a reasonable pre-estimate of damages the Owner will incur as result of delayed completion of the work:

...

Total per day liquidated damages \$1,000.00 per day

...

§ 2.6.2 The Owner may deduct liquidated damages described in Section 2.6.1 from any unpaid amount then or thereafter due the Construction Manager under this Contract. Any liquidated damages not so deducted from any unpaid amounts due the Construction Manager shall be payable to the Owner at the demand of the Owner, together with interest from the date of the demand at the legal rate.

PAGE 9

The Owner shall identify a representative authorized to act on behalf of the Owner with respect to the Project. The Owner's representative shall render decisions promptly and furnish information expeditiously, so as to avoid unreasonable delay in the services or Work of the Construction Manager. Except as otherwise provided in Section 4.2.1 of ~~A201-2007~~, ~~A201-2017~~, the Architect does not have such authority. The term "Owner" means the Owner or the Owner's authorized representative.

...

The Construction Manager is being compensated a total Preconstruction Fee of \$126,600.00 outside of this agreement amount.

...

§ 4.1.3 If the Preconstruction Phase services covered by this Agreement have not been completed within eight (8) months of the date of this Agreement, through no fault of the Construction Manager, the Construction Manager's compensation for Preconstruction Phase services shall be equitably adjusted.

...

§ 4.2.2 Payments are due and payable upon presentation of the Construction Manager's invoice. Amounts unpaid thirty (30) days after the invoice date shall bear interest at the rate entered below, or in the absence thereof at the legal rate prevailing from time to time at the principal place of business of the Construction Manager.

...

Prime interest rate as published for such date in the Wall Street Journal %

...

Three and three quarter percent (3.75%) of the total GMP.

...

Changes will be adjusted at the same rate as the Construction Manager's fee

PAGE 10

10% Overhead plus 5% Profit

...

§ 5.1.4 Rental rates for Construction Manager-owned equipment shall not exceed ninety-five percent (95 %) of the standard rate paid at the place of the Project.

...

<u>Item</u>	<u>Units and Limitations</u>	<u>Price per Unit (\$0.00)</u>
<u>Project Superintendent</u>	<u>Man-hour</u>	<u>\$95.00</u>
<u>MEP Superintendent</u>	<u>Man-hour</u>	<u>\$90.00</u>
<u>Assistant Superintendent</u>	<u>Man-hour</u>	<u>\$80.00</u>
<u>Senior Project Manger</u>	<u>Man-hour</u>	<u>\$100.00</u>
<u>Project Manger</u>	<u>Man-hour</u>	<u>\$95.00</u>
<u>Project Engineer/Assistant</u>	<u>Man-hour</u>	<u>\$60.00</u>
<u>On-Site Safety Officer</u>	<u>Man-hour</u>	<u>\$65.00</u>
<u>On-Site Coordinator</u>	<u>Man-hour</u>	<u>\$45.00</u>
<u>Project Executive</u>	<u>Man-hour</u>	<u>\$105.00</u>
<u>Principle in Charge</u>	<u>Man-hour</u>	<u>\$120.00</u>
<u>Accounting & Admin Support Functions</u>	<u>Month</u>	<u>\$8,800.00</u>
<u>Personnel Travel & Technology</u>	<u>Man-hour</u>	<u>\$14.25</u>
<u>Comprehensive Liability Insurances</u>	<u>Per \$100</u>	<u>\$1.15</u>
<u>Subcontractors Default Insurance</u>	<u>Per \$100 of Subcontracts</u>	<u>\$1.25</u>
<u>Performance and Payment Bonds</u>	<u>Per \$100 of Contract</u>	<u>\$0.95</u>
	<u>Amount</u>	
<u>Builders Risk Insurance</u>	<u>Per \$1,000 of Contract</u>	<u>\$2.00</u>
	<u>Amount</u>	

<u>Item</u>	<u>Units and Limitations</u>	<u>Price per Unit (\$0.00)</u>
-------------	------------------------------	--------------------------------

...

At the conclusion of the construction phase, the unused portion of the Construction Manager's Construction Contingency may be considered available for 50% CM to 50% Owner split based on the Owner's evaluation of the performance on the contract. The distribution of savings in the Construction Manager's Construction Contingency fund shall be considered as a performance incentive only if the project completes within the specified construction duration established in the GMP.

...

§ 5.3.1 The Owner may, without invalidating the Contract, order changes in the Work within the general scope of the Contract consisting of additions, deletions or other revisions. The Owner shall issue such changes in writing. The Architect may make minor changes in the Work as provided in Section 7.4 of AIA Document ~~A201-2007~~, A201-2017, General Conditions of the Contract for Construction. The Construction Manager shall be entitled to an equitable adjustment in the Contract Time as a result of changes in the Work.

PAGE 11

§ 5.3.2 Adjustments to the Guaranteed Maximum Price on account of changes in the Work subsequent to the execution of the Guaranteed Maximum Price Amendment may be determined by any of the methods listed in Section 7.3.3 of AIA Document ~~A201-2007~~, A201-2017, General Conditions of the Contract for Construction.

...

§ 5.3.3 In calculating adjustments to subcontracts (except those awarded with the Owner's prior consent on the basis of cost plus a fee), the terms "cost" and "fee" as used in Section 7.3.3.3 of AIA Document ~~A201-2007~~ A201-2017 and the term "costs" as used in Section 7.3.7 of AIA Document ~~A201-2007~~ A201-2017 shall have the meanings assigned to them in AIA Document ~~A201-2007~~ A201-2017 and shall not be modified by Sections 5.1 and 5.2, Sections 6.1 through 6.7, and Section 6.8 of this Agreement. Adjustments to subcontracts awarded with the Owner's prior consent on the basis of cost plus a fee shall be calculated in accordance with the terms of those subcontracts.

...

§ 5.3.4 In calculating adjustments to the Guaranteed Maximum Price, the terms “cost” and “costs” as used in the above-referenced provisions of AIA Document ~~A201-2007~~A201-2017 shall mean the Cost of the Work as defined in Sections 6.1 to 6.7 of this Agreement and the term “fee” shall mean the Construction Manager’s Fee as defined in Section 5.1 of this Agreement.

...

§ 6.1.1 The term Cost of the Work shall mean ~~costs necessarily incurred by the Construction Manager in the proper performance of the Work, all amounts paid by the Owner to the Construction Manager for construction and post-construction phase basic services provided by the Construction Manager and payment to all separate Subcontractors, suppliers and equipment lessors for all work, material and equipment supplied to the Project.~~ Such costs shall be at rates not higher than the standard paid at the place of the Project except with prior consent of the Owner. The Cost of the Work shall include only the items set forth in Sections 6.1 through 6.7.

...

§ 6.2.2 Wages or salaries of the Construction Manager’s supervisory and administrative personnel when stationed at the site with the Owner’s prior approval. Refer to Section 5.1.5 for rates at which key personnel will be charged to the work.

...

§ 6.2.3 Wages and salaries of the Construction Manager’s supervisory or administrative personnel engaged at factories, workshops or on the road, in expediting the production or transportation of materials or equipment required for the Work, but only for that portion of their time required for the Work. Refer to Section 5.1.5 for rates at which key personnel will be charged t to the work.

PAGE 12

§ 6.5.5 That portion of the reasonable expenses of the Construction Manager’s supervisory or administrative personnel incurred while traveling in discharge of duties connected with the Work. Refer to Section 5.1.5 for rates at which travel and vehicle expenses will be charged to the work.

...

§ 6.6.1 Premiums for that portion of insurance and bonds required by the Contract Documents that can be directly attributed to this Contract. Self-insurance for either full or partial amounts of the coverages required by the Contract Documents, with the Owner’s prior approval. Refer to Section 5.1.5 for rates at which coverage will be charged.

...

§ 6.6.4 Fees of laboratories for tests required by the Contract Documents, except those related to defective or nonconforming Work for which reimbursement is excluded by Section 13.5.3 of AIA Document ~~A201-2007~~A201-2017 or by other provisions of the Contract Documents, and which do not fall within the scope of Section 6.7.3.

PAGE 13

§ 6.6.5 Royalties and license fees paid for the use of a particular design, process or product required by the Contract Documents; the cost of defending suits or claims for infringement of patent rights arising from such requirement of the Contract Documents; and payments made in accordance with legal judgments against the Construction Manager resulting from such suits or claims and payments of settlements made with the Owner’s consent. However, such costs of legal defenses, judgments and settlements shall not be included in the calculation of the Construction Manager’s Fee or subject to the Guaranteed Maximum Price. If such royalties, fees and costs are excluded by the last sentence of Section 3.17 of AIA Document ~~A201-2007~~A201-2017 or other provisions of the Contract Documents, then they shall not be included in the Cost of the Work.

...

§ 6.6.6 Costs for electronic equipment and software, directly related to the Work with the Owner's prior approval. Refer to Section 5.1.5 for rates at which cell phones, computers, tablets and IT expenses will be charged to the work.

...

§ 6.7.2 Costs incurred in taking action to prevent threatened damage, injury or loss in case of an emergency affecting the safety of persons and property, as provided in Section 10.4 of AIA Document ~~A201-2007~~A201-2017.

...

§ 6.7.4 The costs described in Sections 6.1 through 6.7 shall be included in the Cost of the Work, notwithstanding any provision of AIA Document ~~A201-2007~~A201-2017 or other Conditions of the Contract which may require the Construction Manager to pay such costs, unless such costs are excluded by the provisions of Section 6.8.

PAGE 14

§ 7.1.3 Provided that an Application for Payment is received by the Architect not later than the 25th day of a month, the Owner shall make payment of the certified amount to the Construction Manager not later than the 25th day of the following month. If an Application for Payment is received by the Architect after the application date fixed above, payment shall be made by the Owner not later than thirty (30) days after the Architect receives the Application for Payment.

PAGE 15

.1 Take that portion of the Guaranteed Maximum Price properly allocable to completed Work as determined by multiplying the percentage of completion of each portion of the Work by the share of the Guaranteed Maximum Price allocated to that portion of the Work in the schedule of values. Pending final determination of cost to the Owner of changes in the Work, amounts not in dispute shall be included as provided in Section 7.3.9 of AIA Document ~~A201-2007~~A201-2017;

...

.3 Add the Construction Manager's Fee, less retainage ~~of percent (%)~~calculated as the maximum allowable retainage pursuant to N.C. Gen. Stat. §143-134.1(b1). The Construction Manager's Fee shall be computed upon the Cost of the Work at the rate stated in Section 5.1 or, if the Construction Manager's Fee is stated as a fixed sum in that Section, shall be an amount that bears the same ratio to that fixed-sum fee as the Cost of the Work bears to a reasonable estimate of the probable Cost of the Work upon its completion;

...

.4 Subtract retainage ~~of percent (%)~~calculated as the maximum allowable retainage pursuant to N.C. Gen. Stat. §143-134.1(b1) from that portion of the Work that the Construction Manager self-performs;

...

.7 Subtract amounts, if any, for which the Architect has withheld or nullified a Certificate for Payment as provided in Section 9.5 of AIA Document ~~A201-2007~~A201-2017.

PAGE 16

.1 the Construction Manager has fully performed the Contract except for the Construction Manager's responsibility to correct Work as provided in Section 12.2.2 of AIA Document ~~A201-2007~~A201-2017, and to satisfy other requirements, if any, which extend beyond final payment;

...

The Owner's final payment to the Construction Manager shall be made no later than 30 days after the issuance of the Architect's final Certificate for ~~Payment, or as follows:~~Payment.

...

§ 7.2.2 The Owner's auditors will review and report in writing on the Construction Manager's final accounting within 30 days after delivery of the final accounting to the Architect by the Construction Manager. Based upon such Cost of the Work as the Owner's auditors report to be substantiated by the Construction Manager's final accounting, and provided the other conditions of Section 7.2.1 have been met, the Architect will, within seven days after receipt of the written report of the Owner's auditors, either issue to the Owner a final Certificate for Payment with a copy to the Construction Manager, or notify the Construction Manager and Owner in writing of the Architect's reasons for withholding a certificate as provided in Section 9.5.1 of the AIA Document ~~A201-2007.~~A201-2017. The time periods stated in this Section supersede those stated in Section 9.4.1 of the AIA Document ~~A201-2007.~~A201-2017. The Architect is not responsible for verifying the accuracy of the Construction Manager's final accounting.

...

§ 7.2.3 If the Owner's auditors report the Cost of the Work as substantiated by the Construction Manager's final accounting to be less than claimed by the Construction Manager, the Construction Manager shall be entitled to request mediation of the disputed amount without seeking an initial decision pursuant to Section 15.2 of ~~A201-2007.~~A201-2017. A request for mediation shall be made by the Construction Manager within 30 days after the Construction Manager's receipt of a copy of the Architect's final Certificate for Payment. Failure to request mediation within this 30-day period shall result in the substantiated amount reported by the Owner's auditors becoming binding on the Construction Manager. Pending a final resolution of the disputed amount, the Owner shall pay the Construction Manager the amount certified in the Architect's final Certificate for Payment.

...

For all phases of the Project, the Construction Manager and the Owner shall purchase and maintain insurance, and the Construction Manager shall provide bonds as set forth in Article 11 of AIA Document ~~A201-2007.~~A201-2017.

...

(State bonding requirements, if any, and limits of liability for insurance required in Article 11 of AIA Document~~A201-2007.~~DocumentA201-2017.)

PAGE 17

<u>Type of Insurance or Bond</u>	<u>Limit of Liability or Bond Amount (\$0.00)</u>
<u>General Liability</u>	<u>\$1,000,000 per occurrence</u>
<u>Auto Liability</u>	<u>\$1,000,000 per accident</u>
<u>Workers Compensation</u>	<u>Statutory Limits</u>
<u>Builders Risk</u>	<u>Contract Amount</u>
<u>Performance & Payment Bonds</u>	<u>Contract Amount</u>

<u>Type of Insurance or Bond</u>	<u>Limit of Liability or Bond Amount (\$0.00)</u>
----------------------------------	---

...

§ 9.1 Any Claim between the Owner and Construction Manager shall be subject to dispute resolution pursuant to the provision of N.C. Gen. Stat. §143-128.1© and 1 N.C.A.C. 30H.0400 et seq. If and only if such dispute resolution process is exhausted without resolution, any Claim between the Owner and Construction Manager shall be resolved in accordance with the provisions set forth in this Article 9 and Article 15 of A201-2007. However, for Claims arising from or relating to the Construction Manager's Preconstruction Phase services, no decision by the Initial Decision Maker shall be required as a condition precedent to mediation or binding dispute resolution, and Section 9.3 of this Agreement shall not apply.A201-2017.

...

§ 9.2 For any Claim subject to, but not resolved by mediation pursuant to Section 15.3 of AIA Document ~~A201-2007~~, A201-2017, the method of binding dispute resolution shall be as follows:

...

Arbitration pursuant to Section 15.4 of AIA Document ~~A201-2007~~A201-2017

...

The Architect will serve as the Initial Decision Maker pursuant to Section 15.2 of AIA Document ~~A201-2007~~ A201-2017 for Claims arising from or relating to the Construction Manager's Construction Phase services, unless the parties appoint below another individual, not a party to the Agreement, to serve as the Initial Decision Maker.

...

§ 10.1.1 Prior to the execution of the Guaranteed Maximum Price Amendment, the Owner may terminate this Agreement upon not less than seven days' written notice to the Construction Manager for the Owner's convenience and without cause, and the Construction Manager may terminate this Agreement, upon not less than seven days' written notice to the Owner, for the reasons set forth in Section 14.1.1 of ~~A201-2007~~A201-2017.

PAGE 18

Following execution of the Guaranteed Maximum Price Amendment and subject to the provisions of Section 10.2.1 and 10.2.2 below, the Contract may be terminated as provided in Article 14 of AIA Document ~~A201-2007~~A201-2017.

...

§ 10.2.1 If the Owner terminates the Contract after execution of the Guaranteed Maximum Price Amendment, the amount payable to the Construction Manager pursuant to Sections 14.2 and 14.4 of ~~A201-2007~~A201-2017 shall not exceed the amount the Construction Manager would otherwise have received pursuant to Sections 10.1.2 and 10.1.3 of this Agreement.

...

§ 10.2.2 If the Construction Manager terminates the Contract after execution of the Guaranteed Maximum Price Amendment, the amount payable to the Construction Manager under Section 14.1.3 of ~~A201-2007~~A201-2017 shall not exceed the amount the Construction Manager would otherwise have received under Sections 10.1.2 and 10.1.3 above, except that the Construction Manager's Fee shall be calculated as if the Work had been fully completed by the Construction Manager, utilizing as necessary a reasonable estimate of the Cost of the Work for Work not actually completed.

...

The Work may be suspended by the Owner as provided in Article 14 of AIA Document ~~A201-2007~~A201-2017. In such case, the Guaranteed Maximum Price and Contract Time shall be increased as provided in Section 14.3.2 of

AIA Document ~~A201-2007~~, A201-2017, except that the term “profit” shall be understood to mean the Construction Manager’s Fee as described in Sections 5.1 and 5.3.5 of this Agreement.

...

§ 11.1 Terms in this Agreement shall have the same meaning as those in ~~A201-2007~~, A201-2017.

...

Section 1.5 of ~~A201-2007~~, A201-2017 shall apply to both the Preconstruction and Construction Phases.

...

Section 13.1 of ~~A201-2007~~, A201-2017 shall apply to both the Preconstruction and Construction Phases.

PAGE 19

The Owner and Construction Manager, respectively, bind themselves, their agents, successors, assigns and legal representatives to this Agreement. Neither the Owner nor the Construction Manager shall assign this Agreement without the written consent of the other, except that the Owner may assign this Agreement to a lender providing financing for the Project if the lender agrees to assume the Owner’s rights and obligations under this Agreement. Except as provided in Section 13.2.2 of ~~A201-2007~~, A201-2017, neither party to the Contract shall assign the Contract as a whole without written consent of the other. If either party attempts to make such an assignment without such consent, that party shall nevertheless remain legally responsible for all obligations under the Contract.

...

.2 AIA Document ~~A201-2007~~, A201-2017, General Conditions of the Contract for Construction

...

N/A

...

N/A

...

GMP Proposal Dated 1/11/2021

...

Drawing & Spec Log Dated 1/11/2021

...

Brian K. Walker, Vice President

Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, Rhonda Sawyer, hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 09:34:13 ET on 01/11/2021 under Order No. 2963444347 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A133™ - 2009, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price, as published by the AIA in its software, other than those additions and deletions shown in the associated Additions and Deletions Report.



(Signed)



(Title)



(Dated)



AIA Document A133™ – 2009 Exhibit A

Guaranteed Maximum Price Amendment

for the following PROJECT:

(Name and address or location)

Blue Ridge Community College – Patton Hall Interior Renovation and Addition
180 W. Campus Dr.
Flat Rock, NC 28731

THE OWNER:

(Name, legal status and address)

County of Henderson
One Historic Courthouse Sq., Ste 1
Hendersonville, NC 28792

THE CONSTRUCTION MANAGER:

(Name, legal status and address)

James R. Vannoy & Sons Construction Company, Inc.
551 Brevard Rd., Suite 111
Asheville, NC 28806

ARTICLE A.1

§ A.1.1 Guaranteed Maximum Price

Pursuant to Section 2.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager’s Fee plus the Cost of the Work, as that term is defined in Article 6 of this Agreement.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed nineteen million eight hundred sixty-three thousand seven hundred twenty-nine dollars (\$ 19,863,729.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

§ A.1.1.2 Itemized Statement of the Guaranteed Maximum Price. Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, allowances, contingencies, alternates, the Construction Manager’s Fee, and other items that comprise the Guaranteed Maximum Price.
(Provide below or reference an attachment.)

Refer to attached GMP Proposal dated 1/11/2021.

§ A.1.1.3 The Guaranteed Maximum Price is based on the following alternates, if any, which are described in the Contract Documents and are hereby accepted by the Owner:
(State the numbers or other identification of accepted alternates. If the Contract Documents permit the Owner to accept other alternates subsequent to the execution of this Amendment, attach a schedule of such other alternates showing the amount for each and the date when the amount expires.)

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2007, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

§ A.1.1.4 Allowances included in the Guaranteed Maximum Price, if any:
(Identify allowance and state exclusions, if any, from the allowance price.)

Item	Price (\$0.00)
Refer to attached GMP Proposal dated 1/11/2021.	

§ A.1.1.5 Assumptions, if any, on which the Guaranteed Maximum Price is based:

Refer to attached GMP Proposal dated 1/11/2021.

§ A.1.1.6 The Guaranteed Maximum Price is based upon the following Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
----------	-------	------	-------

§ A.1.1.7 The Guaranteed Maximum Price is based upon the following Specifications:
(Either list the Specifications here, or refer to an exhibit attached to this Agreement.)

Refer to attached Drawing and Specification Log dated 1/11/2021.

Section	Title	Date	Pages
---------	-------	------	-------

§ A.1.1.8 The Guaranteed Maximum Price is based upon the following Drawings:
(Either list the Drawings here, or refer to an exhibit attached to this Agreement.)

Refer to attached Drawing and Specification Log dated 1/11/2021.

Number	Title	Date
--------	-------	------

§ A.1.1.9 The Guaranteed Maximum Price is based upon the following other documents and information:
(List any other documents or information here, or refer to an exhibit attached to this Agreement.)

Refer to attached GMP Proposal dated 1/11/2021.

Fireproofing Coverage Exhibit dated 1/11/2021.

ARTICLE A.2

§ A.2.1 The anticipated date of Substantial Completion established by this Amendment:

May 31, 2022

 OWNER *(Signature)*



 CONSTRUCTION MANAGER *(Signature)*
 Brian K. Walker, Vice President

(Printed name and title)

(Printed name and title)

Additions and Deletions Report for **AIA® Document A133™ – 2009 Exhibit A**

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 11:33:18 ET on 01/11/2021.

PAGE 1

Blue Ridge Community College – Patton Hall Interior Renovation and Addition
180 W. Campus Dr.
Flat Rock, NC 28731

...

County of Henderson
One Historic Courthouse Sq., Ste 1
Hendersonville, NC 28792

...

James R. Vannoy & Sons Construction Company, Inc.
551 Brevard Rd., Suite 111
Asheville, NC 28806

...

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed nineteen million eight hundred sixty-three thousand seven hundred twenty-nine dollars (\$ 19,863,729.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

...

Refer to attached GMP Proposal dated 1/11/2021.

PAGE 2

Refer to attached GMP Proposal dated
1/11/2021.

...

Refer to attached GMP Proposal dated 1/11/2021.

...

Refer to attached Drawing and Specification Log dated 1/11/2021.

...

Refer to attached Drawing and Specification Log dated 1/11/2021.

...

Refer to attached GMP Proposal dated 1/11/2021.
Fireproofing Coverage Exhibit dated 1/11/2021.

...

May 31, 2022

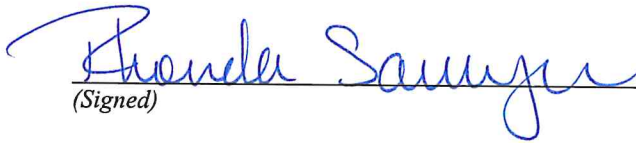
...

Brian K. Walker, Vice President

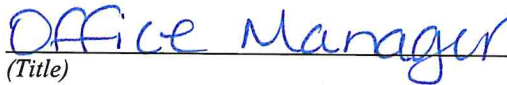
Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, Rhonda Sawyer, hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 09:35:59 ET on 01/11/2021 under Order No. 2963444347 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A133™ - 2009 Exhibit A, Guaranteed Maximum Price Amendment, as published by the AIA in its software, other than those additions and deletions shown in the associated Additions and Deletions Report.



(Signed)



(Title)



(Dated)