

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: March 16, 2026

SUBJECT: Henderson County Judicial Complex Addition & Renovation (JCAR): Courthouse Project Guaranteed Maximum Price Approval

PRESENTER: Bryan Rhodes, Capital Projects Director
Chris Todd, Assistant County Manager

ATTACHMENTS: Yes

1. GMP for JCAR: Courthouse Project
2. GMP Clarifications
3. JCAR: Courthouse Project Budget Summary

SUMMARY OF REQUEST:

The Board is requested to approve or deny the Guaranteed Maximum Price (GMP) from Haskell-Cooper and, if approved, authorize staff to proceed to contract for Construction Manager at Risk (CMR) services for the Judicial Complex Addition and Renovation (JCAR): Courthouse Project.

The proposal received from Haskell-Cooper is for a price of \$84,214,579.92, for the JCAR: Courthouse Project.

The total project cost, including the GMP presented and soft costs is \$99,771,141.77, excluding borrowing costs.

BOARD ACTION REQUESTED:

The Board is requested to approve or deny the Guaranteed Maximum Price. If approved, the Board is requested to direct Henderson County staff to contract with Haskell-Cooper on this project.

Suggested Motion:

Motion for Approval:

I move the Henderson County Board of Commissioners approve the Guaranteed Maximum Price of \$84,214,579.92 for the JCAR: Courthouse Project, and direct Henderson County Staff to contract with Haskell-Cooper on this project. Additionally, I authorize staff to direct Haskell-Cooper to release the site work package, allowing the site work contractor to mobilize on the courthouse project.

Motion for Denial:

I move the Henderson County Board of Commissioners deny the Guaranteed Maximum Price of \$84,214,579.92 for the JCAR: Courthouse Project.



4400637 100 PCT (PI) HENDERSON COUNTY JUDICIAL CENTER - COURTHOUSE GMP

Project Summary

The estimate and schedule herein are based on a blend of historical and current market data. Material shortages, supply chain disruptions, and skilled labor shortages produce extreme and unpredictable market volatility. These factors create uncertainty in directional pricing and project timelines, both of which are exacerbated over time. Haskell commits to communicating with transparency and expediency as we become aware of market fluctuations that effect this proposal.

DIRECT COST OF WORK	Cost	% Total	
00 00 GENERAL CONDITIONS	\$8,366,517	9.9%	\$8,366,517
01 00 GENERAL REQUIREMENTS	\$1,886,514	2.2%	\$1,886,514
02 30 DEMOLITION	\$244,262	0.3%	\$244,262
03 10 SITE CAST CONCRETE	\$6,153,450	7.3%	\$6,153,450
03 20 ARCHITECTURAL PRECAST	\$4,438,438	5.3%	\$4,438,438
04 00 MASONRY	\$1,552,185	1.8%	\$1,552,185
05 10 STEEL	\$5,896,846	7.0%	\$5,896,846
06 40 MILLWORK	\$2,535,978	3.0%	\$2,535,978
07 10 WATERPROOFING & SEALANTS	\$484,928	0.6%	\$484,928
07 30 ROOFING	\$832,986	1.0%	\$832,986
07 42 METAL PANELS	\$308,307	0.4%	\$308,307
07 80 SPRAY INSULATION & FIREPROOFING	\$503,993	0.6%	\$503,993
08 10 DOORS, FRAMES AND HARDWARE	\$892,571	1.1%	\$892,571
08 33 OVERHEAD COILING DOORS & DROP ARMS	\$492,538	0.6%	\$492,538
08 40 GLASS & GLAZING	\$3,611,772	4.3%	\$3,611,772
09 10 DRYWALL & CEILINGS	\$7,010,195	8.3%	\$7,010,195
09 60 FLOORING	\$957,181	1.1%	\$957,181
09 66 TERRAZZO FLOORING	\$313,278	0.4%	\$313,278
09 90 PAINTING	\$449,801	0.5%	\$449,801
10 00 SPECIALTIES	\$498,485	0.6%	\$498,485
11 30 RESIDENTIAL APPLIANCES	\$13,912	0.0%	\$13,912
11 90 DETENTION SECURITY	\$2,757,167	3.3%	\$2,757,167
12 24 ROLLER WINDOW SHADES	\$142,507	0.2%	\$142,507
12 31 METAL CASEWORK	\$38,547	0.0%	\$38,547
12 40 FURNISHINGS	\$65,860	0.1%	\$65,860
14 20 ELEVATORS	\$2,685,889	3.2%	\$2,685,889
21 00 FIRE PROTECTION	\$688,658	0.8%	\$688,658
22 00 PLUMBING	\$3,311,916	3.9%	\$3,311,916

23 00 HVAC		\$5,522,316	6.6%	\$5,522,316
26 00 ELECTRICAL		\$6,031,811	7.2%	\$6,031,811
31 60 RIGID INCLUSIONS		\$715,759	0.8%	\$715,759
32 00 SITE WORK		\$4,397,370	5.2%	\$4,397,370
32 90 LANDSCAPING		\$629,092	0.7%	\$629,092
DIRECT COST OF WORK SUBTOTAL		\$74,431,024		
INDIRECT COSTS				
CMAR Contingency	6.00%	\$4,465,861	5.30%	\$4,465,861
Builders Risk Insurance	0.45%	\$378,966	0.45%	\$378,966
General Liability Insurance	1.25%	\$1,052,682	1.25%	\$1,052,682
P&P Bond	1.00%	\$842,146	1.00%	\$842,146
OH & P	3.75%	\$3,043,900	3.61%	\$3,043,900
INDIRECT COSTS SUBTOTAL		\$9,783,556		
TOTAL PROJECT COST		\$84,214,579	100.00%	\$84,214,579

Henderson County Courthouse GMP Clarifications

Project Description

This package provides a GMP for the Henderson County Courthouse project.

The Haskell-Cooper team is pleased to present this Guaranteed Maximum Price (GMP) Proposal for consideration by Henderson County. This GMP Proposal, upon acceptance by Henderson County, is intended to serve as the basis for an Amendment to the contract, adding the construction phase activities of the Courthouse to the current contract.

The Henderson County Courthouse project consists of a single court set (2 courtrooms) per floor and is five floors total (parking garage basement plus four floors). Total area for this scenario is approximately 90,000 GSF. The New Courthouse building is intended to house the majority, but not all, of the Courts primary functions, with the additional County agencies remaining with the 1995 Building after construction is complete.

The new County Detention Center is NOT part of this proposal. This proposal includes the work associated with the County Courthouse only.

Document List

This proposal is based on the following documents which are listed in the order of precedence should there be any discrepancies:

1. Henderson County Courthouse - Permit/GMP Project Specifications dated December 19, 2025
2. Henderson County Courthouse - Permit/GMP Drawings dated December 19, 2025
3. Addendum #1, drawings and specifications, dated January 16, 2026
4. Addendum #2, drawings and specifications, dated January 29, 2026
5. HCJC Courthouse GMP, DCR Log dated February 3, 2026 (attached herein)

Project Allowances: Included in Base Price

Allowances have been included for the designated scopes as described. All Subcontractor/Vendor cost for the associated Allowance will be included as COW under the Allowance, and any cost over or under the Allowance amounts to fully complete these scopes will be adjusted accordingly per Article 3.8 of the Prime Contract. The Owner will also have the right to not use an Allowance for the scope of work as stated, if they so choose to not have that designated scope performed from the project. Insurances, OH&P, etc. have been considered and calculated on Allowances in this GMP. SDI (Sub Default Insurance) is not included and will be adjusted when seeking approval for the expenditures. Use of the below allowances will require Owner Approval.

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|--|------------------|
| 1. Addendum #3 | \$250,000 |
| Cost associated with all work added or revised in Addendum #3. | |
| 2. Addendum #4 | \$150,000 |
| Cost associated with all work added or revised in Addendum #4. | |

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| 3. Temporary Utilities | \$238,000 |
| Includes an allowance for the consumption costs associated with temporary water, sewer and electric. Temporary permanent utility costs are excluded. | |
| 4. Probatory and Exploratory Investigations | \$10,000 |
| Includes any and all probatory investigations of existing structures. Any items discovered during the course of construction beyond those described in the Contract documents are excluded. | |
| 5. Structural Bracing for Demolition Activities | \$50,000 |
| Includes structural bracing associated with demolition and removal of the two openings at the existing 1995 Courthouse. | |
| 6. Removal/Repair/Replace at '95 Courthouse | \$15,000 |
| Allowance to remove and replace building concrete components of the existing '95 courthouse, including walls, slab-on-grade, etc. to furnish and install a new foundation underneath the existing 1995 Courthouse, located near grid line 3.2 and A-A. Includes any necessary shoring, underpinning, etc. required for this work. | |
| 7. Load Transfer Platform | \$50,000 |
| Furnish and install a load transfer platform for installation of the rigid inclusions. The load transfer platform is part of the rigid inclusion design and the thickness will be determined during their final design. | |
| 8. Rigid Inclusion Cutoff | \$40,000 |
| Provide cutoff of rigid inclusions to elevations required per the contract documents. The Rigid Inclusion contractor is unable to perform cutoffs below the working elevation. They will cover cutoffs up to 4-foot. | |
| 9. Roof Snow Clearing | \$5,000 |
| Includes the cost to provide clearing snow from the roof. | |
| 10. Knox Boxes | \$5,000 |
| Includes cost to provide and install Knox boxes. | |
| 11. Fixed Louvers, Flush Access Doors, and HM Frame Coating | \$30,000 |
| Includes fixed louvers, flush access doors, and bituminous coating on HM frames in concrete or masonry. | |
| o Fixed Louvers | \$2,900 |
| o Flush Access Doors | \$2,500 |
| o Bituminous Coating on HM Frames | \$21,600 |
| 12. Curtain Wall Secondary Support Steel | \$42,000 |
| Includes the cost to furnish and install secondary support steel for the curtain wall systems. | |
| 13. Storefront Door Hardware and Fire-Rated Glass | \$599,000 |
| Includes storefront door hardware, fire rated assemblies, and mock-ups. | |
| o Storefront Door Hardware | \$161,000 |
| o Fire-Rated Assemblies | \$395,000 |
| o Mock-ups | \$43,000 |
| 14. Flooring Moisture Mitigation | \$45,000 |
| Includes furnish and installation of moisture mitigation for flooring. | |
| 15. Self-Leveling Underlayment | \$25,000 |
| Includes furnish and installation of self-leveling underlayment for flooring systems. | |
| 16. Terrazzo Floor Preparation and Protection | \$20,000 |
| Includes joint preparation and filling, and temporary protection during and at completion of terrazzo work. | |
| o Protection of Work | \$10,000 |
| o Joint Preparation and Filling | \$10,000 |

- 17. Corner Guards and Installation of Owner Furnished Equipment** **\$8,500**
 Includes furnish and installation of corner guards, and installation of owner furnished equipment, including TVs and TV brackets.
- o Corner Guards \$6,000
 - o Installation of Owner Furnished Equipment \$2,500
- 18. Installation of Detention Door Frames and Security Ceiling Mock-up** **\$71,000**
 Includes furnish and installation of detention door frames and mock-up of the security ceiling.
- o Install Detention Door Frames \$63,000
 - o Detention Security Ceiling Mock-up \$8,000
- 19. Elevator Barricading and Firestopping** **\$37,500**
 Includes barricading and signage at all shaft openings, storage costs, and firestopping of their work
- o Barricading and Signage at all Shaft Openings \$15,000
 - o Elevator Storage \$12,500
 - o Firestopping \$10,000
- 20. Plumbing Permit** **\$25,000**
 Allowance includes all costs for securing permitting for the plumbing scope of work.
- 21. Temporary Heating, Cooling, and Humidity Control** **\$250,000**
 Allowance includes all provisions for temporary heating, cooling, and humidity control for construction activities, including but not limited to, power/electrical for temporary controls. This will be required for installation of certain finish materials.
- o Temporary Heating and Cooling \$200,000
 - o Temporary Humidity Control \$50,000
- 22. Relocate Existing Antenna System and Dishes** **\$50,000**
 Cost for all existing antenna system and dishes to be removed from the existing 1995 Courthouse roof and be relocated to the new Courthouse precast wall panel. Includes all removal, mounting, wiring, etc. associated with this work.
- 23. Elevator Hoist-way Illumination** **\$25,000**
 Furnish and install elevator hoist-way illumination to meet 2022 ASME A17.1 Elevator Code. This code was changed from the GMP specifications through a RFI response from the design team.
- 24. Rigid Inclusions** **\$715,759**
 Includes all work associated with the rigid inclusion scope of work based on geotechnical information provided by Owner, including mobilization, layout, load test, installation, working platform, underpinning, etc. Subcontractor has requested additional borings to complete a full design.
- 25. Unsuitable Soils and Potential Deleterious Materials** **\$450,000**
 Includes the removal, hauling, disposal, and replacement of unsuitable soils, ground water, rock, or other existing, potentially deleterious materials/items not identified by the Geotechnical Survey as performed to the required standard of care.
- 26. Temporary Laydown Area** **\$235,000**
 Includes an allowance to furnish and install stone/rock at an additional off-site area for the Courthouse project, for lay down and parking. Includes temporary construction fencing and gates, removal, and restoration at completion of the project. Any additional material storage, as a result of not being able to store materials on site, and double handling costs are also included.
- 27. Railroad Right-of-Way** **\$50,000**
 Includes an allowance for all work within and outside the Railroad Right of Way shown on drawing CC-701, including but not limited to, extension of the existing modular railroad crossing, fencing, Z-gates, and signage.
- 28. Sitework Contractor – Changes from BP #1 to GMP** **\$2,519**
 Includes cost for revisions included in the drawings and specifications from Bid Package #1 to GMP/Addendum #2.
- 29. CPT Sounding Borings** **\$30,000**
 Includes additional CPTs to finalize rigid inclusion analysis prior to mobilization; final design and

pricing may vary based on the results. The geotechnical data does not indicate a competent bearing layer beneath the Courthouse footprint.

Project Alternates: Not Included in Base Price

The following list of alternates are not included in the base estimate:

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| 1. Mechanically Fastened TPO Roofing | N/A |
| Roofing contractors informed us that they could not mechanically fasten the TPO to the precast concrete roof structure and the system be warrantable. | |
| 2. Foundation Wall Dampproofing | \$51,311 |
| Provides bituminous dampproofing in lieu of self-adhering sheet waterproofing as the foundation walls. | |
| 3. Secondary Telecom Service Pathway | \$25,571 |
| Provides a secondary telecom service pathway to include (4) 2-inch direct buried underground conduits between the basement Demarc Room and the new telecom handhole for service provider cabling as indicated on Drawing T2000. Provide 24 by 36 inch telecom handhole with tier 22 rated cover at property line for telecom service provider cabling. | |
| 4. Temporary Scaffolding Egress Stair | (\$18,877) |
| Provides the exterior egress stair as a temporary scaffolding and platform stair in configuration indicated on Sheet A6134. Includes rental for 12 months. | |
| 5. Precast Mock-up Panel | (\$26,685) |
| Provides two 4-foot by 4-foot precast mock-up panels in lieu of two full size panels. | |
| 6. Ceiling Insulation at Garage and West Entry Soffit - Allowance | \$38,783 |
| Provides an allowance to loose lay insulation above the ceiling tiles at the full garage area and the area above the main west entry soffit. At the main entry, includes gypsum sheathing and an air and water barrier layer above the MC-1 metal ceiling. The insulation will be loose laid above the gypsum sheathing layer. | |
| 7. Telecommunication System Allowance | \$889,315 |
| Provide an allowance to complete turnkey telecommunication system. Full scope review to be performed with Owner to ensure complete scope is included, if this alternate allowance is selected. | |
| 8. End User Modifications | \$1,349,813 |
| Provide an allowance to incorporate the changes requested by the end user(s). See attached exhibit for detailed breakdown. | |

Owner Furnished Scopes of Work

The following items are assumed to be completed by the Owner and not included in our estimate.

1. Design fees
2. Geotechnical report
3. Topographic and boundary surveys
4. Securing and paying for easements
5. Construction Material Testing and Special Inspections
6. Security screening equipment
7. Storage equipment and shelving systems, including file shelving
8. All loose furniture and equipment, including, but not limited to, copy machines, coffee machines, and vending machines
9. Systems furniture

10. TVs and Brackets Furnish, Install by the Contractor
11. Telecom network equipment such as routers, switches, patch cables etc.
12. DAS System (Emergency Responder Radio)
13. Third party commissioning
14. Building permit
15. Permanent meter fees and water taps
16. Temporary security provisions of any kind

Division 1: General Conditions

1. **PROJECT SCHEDULE MILESTONES** - This estimate is based on a 121-week (or 28-month) construction schedule, working 40 hours a week, starting May 2026 and completing August 2028. If this schedule is compressed due to long lead items, abnormal market conditions, timing of design, or permitting, there may be additional costs for acceleration to maintain the same completion date. All additional costs for acceleration shall be reviewed with Owner prior to approval.
2. Pricing is based on NTP provided on 05/26/2026 for full mobilization. In addition to this NTP date, it is the expectation that the County will authorize early release of Haskell Procurement and Project Management staff in order to issue commitments to select subcontractors so that we meet the anticipated schedule dates that were used as a basis of this proposal. It is understood that staffing charges will apply prior to the NTP for the overall Project. If NTP and/or early authorization is provided after this date, pricing is subject to change.
3. This proposal is based on the early release on 3/24/26 of “Bid Pack 1” for sitework, as well as site soil borings, survey/site layout, and enabling work for ‘95 Courts Security relocation.
4. This proposal is based upon the inclusion of the low responsible and responsive bidders identified on our GMP cost estimate cover sheet, specifically including: Trifecta, Fessler & Bowman, Metromont, Pyramid Masonry, Macuch Steel, Stephenson Millwork, Queens Waterproofing, Benton Roofing, Bonitz (Metal Panels), Skyline Southeast, Cook & Boardman, Miner, 1st Choice Glass, NJR Construction, Bonitz (Flooring), Doyle Dickerson Terrazzo, Platinum Coating (Painting), Precision Walls (Specialties), Singer NC, Sustainable Security Solutions, Precision Walls (Roller Window Shades), OnePointe Solutions, Young Office (Furnishings), Otis Elevator, Sentry Fire Protection, TP Howards Plumbing, MCG Mechanical Services, M B Haynes, Menard USA, Tennoca, and Roebuck Nursery & Landscaping. In the event any such subcontractor withdraws, fails to execute a subcontract, is determined to be non-responsible afterward, or otherwise cannot perform the Work for reasons beyond the Contractor’s control, the resulting cost and time increase to secure a replacement subcontractor shall constitute a Change in the Work and the GMP shall be equitably adjusted.
5. General Conditions to be provided on a lump sum basis. Adjustments to the lump sum amount shall be based on the current standardized rates.
6. **LONG LEAD ITEMS** - The above schedule is based off procurement of key materials with the following lead times. Should these materials take longer to acquire, the schedule will not be obtainable without overtime or extra shifts, or it will need to be extended.
 - Reinforcing Steel – 2 weeks
 - Architectural Precast Panels – 24 weeks
 - Architectural Concrete Masonry Units – 5 to 10 weeks
 - Structural Steel – 22 weeks
 - Expansion Joints – 2 to 3 weeks
 - Architectural Metal Panels – 10 weeks
 - Storefront & Curtainwall – 20 to 22 weeks
 - Precast Terrazzo Treads – 10 weeks

- Detention Grade Doors and Frames – 12 to 14 weeks
 - Detention Door Hardware – 20 weeks
 - Division 10 Specialties – 11 to 14 weeks
 - Metal Casework – 12 weeks
 - Elevators – 22 weeks
 - Fire/Jockey Pump – 10 to 12 weeks
 - Willoughby Fixtures – 18 to 20 weeks
 - Mechanical; ERUs and RTUs – 22 weeks
 - Generator – 32 to 36 weeks
 - Security Electronic Equipment – 18 to 20 weeks
7. **CONTINGENCY** - This proposal includes a **6%** construction contingency, which is for Haskell-Cooper’s exclusive use. It is intended to cover any additional costs as outlined in the prime contract. Any unused value shall be returned as project savings per the terms of the Prime Contract. The Owner’s contingency is not included. Owner shall be notified of contingency use.
8. **OWNER/DESIGN CONTINGENCY** - This estimate does not include any Owner contingency for scopes of work the Owner is responsible for including incomplete design elements.
9. **IMPACTS FROM ABNORMAL MARKET CONDITIONS** – The Contract Sum and Contract Time for this Project has been calculated based on the current prices for the component building materials and delivery times provided by suppliers. However, the market for construction materials is considered to be volatile, and sudden price increases and delays may occur. The Contractor agrees to use their best efforts to obtain the lowest possible prices and quickest delivery times from available construction material suppliers. However, the Contract Sum and Contract Time may be adjusted in the event extraordinary or highly inflationary increases in the costs of materials occur, or delays in delivery occur during the Project, through no fault of Contractor, and would result in a substantial inequity to Contractor without such adjustment.
- Material Escalations will be benchmarked against the following current indexes as of GMP submission:
 - **National:**
 - **Construction Sector (BLS)**
 - **National Construction Indexes (6 different indices)**
 - **Annual City Inflation Index (RS Means)**. Closest city to project.
 - **Materials:**
 - **Key Materials (RSMeans and ENR)**
 - **Commodities (BLS)**
 - **Labor:**
 - **Monthly Labor Inflation Index (ENR)**
10. **TARIFFS** – The contract price, cost, contract time, and schedule shall be adjusted to take account of any increase or decrease in cost or time to complete work resulting from a change in the laws, taxes, or tariffs of the jurisdiction, state, or country (including the introduction of new laws and the repeal or modification of existing laws) or in the judicial or official governmental interpretation of such laws, made after the effective date of the contract, which affect the contractor in the performance of obligations under the contract.
11. This proposal pricing is valid for **thirty (30)** days.
12. Builder’s Risk insurance is included in this estimate per the following:
- The standard deductible for this policy is \$100,000.
 - The Named Storm deductible for this policy is \$100,000.
 - The flood deductible for this policy is \$100,000.
 - The earthquake deductible for this policy is \$100,000.

- Should a Builder's Risk claim occur, any deductibles or uncovered costs will be treated as a change in scope to be added via a change order to the Construction Manager's Contract.
 - If a Builder's Risk claim occurs, Haskell-Cooper excludes costs associated with "Loss of Use".
 - The cost of the Builder's Risk Policy will be billed as a lump sum cost at the beginning of the project.
13. General Liability Insurance will be billed as a lump sum cost at the beginning of the project.
 14. The cost of a Performance and Payment Bond is included. The cost of this coverage is 1.0% of the cost of work and shall be billed as a lump sum after receipt of the Notice to Proceed.
 15. This proposal includes a Subcontractor Default Insurance (SDI) program for some subcontractors as an alternative to subcontractor bonds. The cost of this program will be billed at a cost of **1.45%** of Subcontractor costs.
 16. The proposal excludes special wage rates for prevailing wage or Davis Bacon wages.
 17. This proposal assumes open shop labor.
 18. It is assumed that all temporary utilities required for the project will be tied into permanent utilities and that these permanent utilities are readily accessible, of adequate size to handle additional capacity and that temporary on-site facilities can be located as necessary to prevent the need for any substantial overhead and/or underground temporary utilities.
 19. The proposal includes an allowance for the consumption costs associated with temporary water, sewer and electric.
 20. This proposal excludes all consumption costs associated with temporary permanent water, sewer, gas, internet and electric utilities.
 21. The proposal excludes tap fees, service provider connection fees, depletion fees, concurrency fees, connection charges, system charges, impact fees, meter fees, or other regulatory requirements/fees.
 22. The proposal excludes costs related to a threshold inspector.
 23. The proposal excludes costs associated with third party commissioning for MEP systems, automation controls, building and building envelope.
 24. We have assumed that a location in close proximity to the project site will be made available for laydown and/or parking for the duration of the project. This is in addition to the area available for the Detention Center. A cost for this offsite area is included as an allowance.
 25. This proposal excludes any assistance with the logistics or planning for any County Staff or Public Parking during construction.
 26. The proposal excludes all construction activities, site access, mobilization, excavation, utility work, or any other operations within any public or private Right of Way (ROW), unless otherwise specified in writing. Haskell-Cooper shall not be responsible for obtaining permits, providing traffic control, coordinating with utility companies, municipalities, railroad, or other third parties in relation to any work located in or affecting the Right of Way.
 27. The proposal excludes any work within the Railroad Right-of-Way.
 28. The proposal excludes cost or time to remove, relocate, or replace any furniture, fixture, equipment, or any other loose item that prevents work to be completed within the existing Courthouse. Items are to be coordinated and relocated by the Owner in a manner to allow Haskell-Cooper to complete work per the schedule.
 29. The proposal excludes cost for a security guard.
 30. Includes fuel storage on site per OSHA requirements. Excludes daily fuel deliveries.
 31. The proposal includes cost for winter conditions.
 32. The proposal excludes costs for Owner and Designers office trailers on-site.
 33. This estimate includes a standard 12-month contractor warranty term from substantial completion date.
 34. The proposal excludes Building permitting costs.
 35. The proposal includes sales and use tax.

36. This estimate does not include any temporary construction provisions that may be necessary due to delays in materials or equipment from abnormally long lead times. Examples of potential extra costs that are not included are:
 - Temporary Roofing
 - Temporary Windows
 - Temporary Air Conditioning
 - Temporary Power due to electrical gear delays
37. Weather days are measured using NOAA historical data for the area/region. The following constitute weather delays: (a) rain accumulation in the published NOAA data in excess of .10 inch in a 24 hour period; (b) wind speeds in excess of 20mi/h; (c) snow or ice in excess of ½ an inch (either (i) accumulated prior to the commencement of, or (ii) accumulating prior to and during that working day); (d) daily high temperature greater than 95oF (without humidex) or less than 30oF (without windchill). (“Weather Days”) in its assumptions concerning its ability to achieve the various Milestones by the specified submitted as impact to schedule and submitted for adjustment for time and cost.
38. We have not included any vibration monitoring or sound abatement.
39. We have excluded pest and rodent control.
40. Excludes all background checks, criminal checks, or any vetting of workers.
41. Excludes any costs associated with permit review comments not incorporated into the contract documents. Any changes to the Contract Documents after permitting comments are returned to the County will need time to be reviewed by the Contractor and its subcontractors for submission of Cost and Schedule impacts due to the changes. This includes reviews for both increases and decreases in scope.

Division 1 – Specification Clarifications

SECTION 01 10 00 - SUMMARY

1. **General Note:** Any division one requirements that conflict with Haskell’s Prime Contract or AIA Amendments are excluded, Prime Contract Governs
2. **General Note:** Substantial Completion and Final Completion will be as designated in the Prime AIA Contract and any approved GMP Amendments
3. **General Note:** all invoices and payments will follow the criteria of the Prime Contract if there are any conflicts with additional information or items that would typically not be provided as listed in the Specifications.
4. **1.7 A – Owners Product Purchase Contracts** - Haskell has reviewed this item and there are no documents describing owner purchased and contractor installed items. We have only included what is shown in the contract drawings.
5. **1.8 – Owner Furnish/Contractor install items (OFCI)** - Haskell has reviewed these items and there are no documents describing owner purchased and contractor installed items. We have only included what is shown in the contract drawings.
6. **1.11 F – Work Restriction - I.D. tags for all contractor’ personnel** - Haskell has excluded this from this agreement
7. **1.11 G - Work Restriction** - Haskell has excluded “Comply with Owner’s background screening of contractor personnel on site” this and will follow each Company’s policy for drug screening and have not included any background screening.

SECTION 01 25 00 - SUBSTITUTION PROCEDURES

8. **Alternates & Substitutions** - Haskell does not take liability for schedule delays if substitution is due to product or equipment specified by the Design Team not being appropriate for the application, if

product or equipment is no longer available or if substitution is an owner request. Not all items shall apply in this section shall apply if required due to Budget Reductions/Value Engineering.

SECTION 01 26 00 - CONTRACT MODIFICATION PROCEDURES

9. **1.3.A.2.d – Proposal Requests** - Haskell has excluded submitting a schedule modification with each change and will follow the provision in our AIA contract. Note: Schedule float belongs to Haskell for use at their discretion
10. **1.5A – Construction Change Directive** - Haskell will not issue Construction Change Directives, we will follow provisions in our AIA contract that state Designer/Architect/Owner shall issue the CCD (Construction Change Directive).
11. **1.6A – Work Change Directive** – Haskell will follow the Terms & Conditions with Subcontractors as shown on our agreement
12. **1.5B – Construction Change Directive & 1.6B Work Change Directive** - Section notes we will track all changes as T & M. Haskell will be performing work under LS agreements with Subcontractors, unless specifically agreed upon to have done on a T & M basis. Only T & M basis work will be tracked as such. Note: This is not the County's preferred method.

SECTION 01 29 00 - PAYMENT PROCEDURES

13. **1.3A – Schedule of Values** - Haskell excludes cost-loaded schedule for payments but will have SOV for payments with enough breakdown to understand the work and billings.
14. **1.3.A.3 & 1.3.A.4 – Schedule of Values** - Haskell will not be doing sub schedules of value by phases but provide enough breakdown within the Subs invoices to distinguish any phases work.
15. **1.3.A.5 – Schedule of Values** - Haskell will not be providing sub schedules for separate Designs with each Invoice.
16. **1.3.B – Schedule of Values** - Haskell will not be providing a SOV for our invoice with each Spec. Section having 1 line item as a minimum.
17. **1.3.B.1.g – Schedule of Values** - We will not be providing the date of a product data submittal for each line, but will provide a date that the Invoice is submitted.
18. **1.3.B – Schedule of Values** - Haskell excludes listing Spec. Section in each line item of the Invoice SOV. Not listing Subcontractor, Manufacturer, Fabricator, or Supplier on each line item of SOV Invoice Haskell will not be providing a Labor, Material, & Equipment breakdown for each line item of the SOV Invoice.
19. **1.3.B.6 – Schedule of Values** - Haskell will not be providing any Unit Price allowances to my knowledge. Any unit price work will be billed as such, and SOV breakdown will have supporting documentation with the unit price reference.
20. **1.3.B.7 – Schedule of Values** - Purchase contracts referenced with Owner are not included in this GMP
21. **1.3.B.8 – Schedule of Values** - Haskell will not be providing OH breakdown for each line item in SOV, but at the bottom with the indirect costs.
22. **1.3.B.10 – Schedule of Values** - Any temp facilities will be in GC's or as separate line items for COW.
23. **1.3.B.11 – Schedule of Values** - Retainage will not be per this Specification, but controlled by the Prime Contract
24. **1.4.D.1 – Applications for Payment** - Billings and schedules may be similar in percentage complete, but they will not match. Schedule updates to the overall P6 schedule will come independent of SOV for Invoice payments.

25. **1.4.D.2 – Applications for Payment** - Work in the SOV will be projected through the end of each month, and NOT at the time of Application for Payment.
26. **1.4.E.2 – Applications for Payment** - O & P will be applied on top of stored materials.
27. **1.4.G – Applications for Payment** - Haskell will not be providing a Product List, Submittal Schedule, List of Contractor’s staff assignments, Copies of the building permit, or “initial” progress report BEFORE the first invoice submission on the Courts. We will not be providing a Product List at all throughout the project, or a List of Contractor’s staff assignments. Only long-lead product list will be tracked, and this will be developed over the time of the project, and we can provide a list of our Staff, but their assignments will be evolving and changing throughout the course of the project. Any list of Subcontractors may not be FINAL before the initial invoice on Courts as well.

SECTION 01 77 00 - CLOSEOUT PROCEDURES

28. **1.6A – Substantial Completion Procedures** - H-C will not be providing a reason why the Work is not completed in the Contractor’s Punch List.
29. **1.6.B.1 – Substantial Completion Procedures** - Haskell will not be providing releases from the AHJ for occupancy, PRIOR to Substantial Completion, and will be using the Definition of Substantial Completion as defined in the Prime Contract.
30. **1.6.B & C – Substantial Completion Procedures** - Most all items noted in Section B of this Specification will be considered for FINAL COMPLETION, and not prior to Substantial Completion. Final testing of equipment will be in progress if not complete, touch up paint will most likely still have some items on a punch list, etc.
31. **1.7.4 – Final Completion Procedures** - Pest Control documentation by Owner.
32. **1.7.5 – Final Completion Procedures** - Final photo’s will be after Final Completion.
33. **1.8.A.2 – List of Incomplete Items** - List will be organized by Area, not by Specification order.
34. **1.9.B – Submittal of Project Warranties** - Warranties will be submitted prior to Final Completion, but NOT within 15 days of any area being Substantially Complete.
35. **1.9.D – Submittal of Project Warranties** - No bonds will be submitted on the project.
36. **3.1.B.1 – Final Cleaning** - Mirrors and Glass will be cleaned as part of final cleaning, but not polished. Item f – Roofing membrane, irrigation water stains that may be present, reflective stripping in parking lots will be cleaned, but not completely dirt-free and in original condition. Item p – Not cleaning all Ductwork inside the building per NADCA ACR compliance but will be protected during installation and cleaned by the HVAC Subcontractor if they allow dust to accumulate.

SECTION 01 78 23 - OPERATION AND MAINTENANCE DATA

37. **1.3.C – Closeout Submittals** - Haskell will have drafts of O & M manuals for the Owner training but will not be 30 days prior to the training.
38. **1.3.D – Closeout Submittals** - Haskell will submit O & M manuals AFTER Substantial Completion, and not 15 days before Substantial Completion inspection.
39. **1.4.B.10 – Format of Operation and Maintenance Manuals** - No cross-references will be made in the O & M manuals.
40. **1.4.D – Format of Operation and Maintenance Manuals** - O & M manuals will be organized by CSI division rather than alphabetical.
41. **1.6.A.1 – Operation and Maintenance Documentation Directory Manual** - O & M manuals will be organized by CSI division rather than alphabetically.
42. **1.7.A – Systems and Equipment Operation Manuals** - Factory-Authorized service representative for systems as required, but not all systems.

43. **1.7.B – Systems and Equipment Operation Manuals** - Those items included as applicable for the specific scope.
44. **1.7.C – Systems and Equipment Operation Manuals** - Serial # will not be referenced. Items #3 & #4 will not be included in the O & M manual reference.
45. **1.8 B – Systems and Equipment Maintenance Manuals** - Not all items in this section are included
46. **1.8 C – Systems and Equipment Maintenance Manuals** - Haskell will providing source info.
47. **1.8.I – Systems and Equipment Maintenance Manuals** - No bonds are included in this GMP.
48. **1.9 – Product Maintenance Manuals** - No cross references will be made to the Spec. Section in each O & M section.

Division 2: Existing Conditions

1. The salvage of any materials, equipment, furniture, etc. is specifically excluded. It is assumed that all salvage operations by the Owner have already been completed prior to mobilization.
2. Selective demolition at the existing courthouse is included at the locations shown on the drawings. Items not shown for demolition are expected to be salvaged/reused or are excluded.
3. Disposal of demolition of material is included utilizing environmentally responsible construction waste management procedures; however, deconstruction costs are excluded. No asbestos, lead, or other hazardous/contaminated material testing, handling, or disposal is included.
4. This proposal excludes testing, handling, monitoring, and abatement of any hazardous materials.
5. Demolition or removal of the wheelchair lift at the existing 1995 courthouse is excluded.

Division 3: Concrete

Cast-in-Place Concrete

1. Includes cast-in-place foundations, slabs, and elevated slabs as shown on the drawings.
2. Excludes termite treatment as none was required.

Precast Concrete

3. All products per PCI MNL-117.
4. Includes 8” solid architectural concrete cladding.
5. This proposal assumes one mix with a sandblast finish.
6. Liner included where shown on elevations – AP liner #521 as specified on A0140. Includes sandblast at liner areas.
7. Reglets are excluded per detail 7/A7701.

Division 4: Masonry

1. Masonry security walls are grouted solid.

Division 5: Metals

Structural Steel Fabrication & Erection

1. Structural steel is to be shop primed and finished in the field.

Miscellaneous Steel

2. Handrails, bollards, and miscellaneous carbon steel items are to be shop primed, and field finished.

Division 6: Millwork

1. Interior architectural woodwork, standing running trim.
2. Wood veneer cabinets and wood tops.
3. Plastic laminate cabinets and tops.
4. Flush wood paneling on walls and ceilings.
5. Ornamental woodwork; attorney's bench, spectator rail, gallery benches, judge's bench, jury box, podium.
6. Solid surface countertops and quartz countertops.
7. Note: if a natural clear finish is chosen, color will not match between solid lumber and veneer. A stained finish would be a possible alternative but would come at an increased cost. Currently stains are not included in this proposal.
8. Polyurethane finishes are excluded.
9. Book-matched veneers cannot be provided on all interior wall panels. Due to material limitation and fabrication constraints, book matching will be limited to select feature areas only. Standard sequence or slip-matched veneer will be provided for the remaining panels.

Division 7: Moisture and Thermal Protection

Metal Panels

1. Material and finish schedule includes M-3 metal panel. This panel type is not called out on the drawings and is not included in this proposal.
2. Aluminum column covers are included at the portico only. Entry, lobby, and other column covers are not called out at aluminum column covers.

Roofing

3. Specifications include both 80 mil and 60 mil TPO membrane. This proposal includes 80 mil membrane.
4. Specifications request an alternate for mechanically fastened TPO. Mechanically fastening TPO to concrete slab is not warrantable and this alternate is not included in this proposal.

Fireproofing

5. This proposal includes cementitious spray-applied fireproofing as per Type 1B construction on code sheet LS0501.
6. Includes overspray protection of adjacent surfaces and clean-up of debris.
7. Includes spraying from mobile scaffolds/scissor lifts.

Spray Foam Insulation

8. This proposal includes closed-cell spray polyurethane foam insulation at the exterior pre-cast walls per A0101.
9. Included assemblies WS-02 and WS-03 as per A0101.
10. Includes overspray protection of adjacent surfaces and clean-up of debris.

Joint Sealants

11. Testing of or replacing any existing exterior joints at the existing buildings, sealants or roof patching is not included in this pricing. Connection points to existing building will be sealed and flashed but existing buildings are left as is.

Division 8: Doors and Windows

Doors and hardware

1. Standard hollow doors, frames and hardware.
2. Wood doors, flushed and stile and rail and hardware.

Overhead & Specialty Doors

3. Overhead door to be Wayne-Dalton 800C high cycle springless door, face mount, 20 psf wind load rated. This is an equal product to those listed in the specifications, but is not currently approved. Our proposal is based on the assumption that this would be an approved equal product. If this product is not approved, the contract price will be adjusted to carry the next highest bidder.
4. Includes three (3) HySecurity Crash Gates. Base rating is MP50.
5. Includes coiling door in manufacturer's standard colors.

Glass & Glazing

6. Aluminum frame entrances and storefronts at entry and interior storefronts at clerk open office area.
7. Glazed aluminum curtain wall systems including spandrel panels and sunshades.
8. Existing punch openings A-1 are considered standard punch opening curtain wall systems.
9. Security glazing as noted on elevations.
10. Exterior fire rated windows only for window type A7 (7 each), A8(3 each) and A10 (4 each), shown on elevation 1/A5103.
11. This proposal assumes that it is acceptable to provide two different manufacturers for the curtain wall aluminum and sunshades, due to engineering requirements.

Division 9: Finishes

Drywall and Framing

1. H3 and H6 wall types identified on partition schedule are not shown on the drawings and are not included.

ACT Ceilings

2. This proposal includes an alternate for loose laid insulation above garage ceiling and west entry soffit.

Soft Flooring and Tile

3. Ceramic Tile on walls as noted.
4. Carpet Tile, Vinyl Tile, Porcelain Tile.
5. Rubber Base.

Terrazzo

6. Terrazzo flooring as noted per finish plans.
7. Terrazzo landing and stair treads.
8. Excludes any base work associated with the Terrazzo areas.

Sealed Concrete Floors

9. Sealed Concrete as noted per finish plans.

Painting

10. Paint as shown on Room Finish Schedule.

Division 10: Specialties

Specialties

1. This proposal includes all Division 10 Specialties as per specification section 00 01 10, page 7 – excludes butt-glazed glass partition system, bullet resistant panels, detention toilet accessories and defibrillator cabinets.
2. Recessed fire extinguisher cabinets and fire extinguishers are included.
3. Excludes lockers, gun lockers, shelving, and other storage specialties.

Interior and Exterior Signage

4. Building signage per drawings and specifications.
5. This proposal includes pricing for the exterior county seal.

Toilet Specialties

6. This proposal includes all toilet accessories per Toilet Accessories schedule on A0140 – excludes TA-2b Bobrick Towel Dispenser Roll.

Division 11: Equipment

Residential Appliances

1. This proposal includes appliances EQ-01 through EQ-05 on Equipment Schedule on A0140.
2. All appliances are to be manufactured by GE.

Detention Security

3. Detention grade doors, frames and hardware have been included.
4. No temporary locks/cores in doors are included. Doors will be installed with Final keying and provided directly to owner.
5. Detention glazing and detention frames as shown.
6. Detention grade toilet accessories per specifications.
7. Detention grade ceiling per RCP plans.
8. Excluding Gun lockers – none shown on drawings.

Division 12: Furnishings

Roller Window Shades

1. This proposal includes both manual and motor operated roller window shades.
2. Manually operated, single-roller window shades – MechoShade Systems – Mecho 7.
3. Motor-operated, single-roller window shade – MechoShade Systems – Electro.

Metal Casework

4. Includes 1-1/2" thick type 304 stainless steel countertops.
5. Splashes are not included.
6. Cabinets include manufacturer's standard color offerings. Custom colors are excluded.

Furnishings

7. This proposal includes all seating, including S1.A, S1.B, and S3.A, as per Furniture Schedule on A0140.

Division 14: Elevators

1. This proposal is based on the 2022 ASME A17.1 Elevator Code. The only item excluded from the scope is "Flood Operation – Floor Detection", which is required only for projects located within a designated floodplain.
2. This proposal assumes the following payment terms between Haskell-Cooper and Henderson County. These payment terms are required by the selected elevator contractor.
 - 50% of their contract value paid prior to start of submittals
 - Additional 25% of contract value prior to release of equipment
 - Additional 15% of contract value prior to scheduling final inspections with the State DOL
 - Final 10% prior to turnover of cars
3. This proposal assumes that elevator "EL04" hoist-way will be revised by the Design Team to accommodate Elevator Contractors required dimensions.

Division 21: Fire Sprinkler

1. Includes a complete wet sprinkler system from a new 6" water entrance.
2. Does not include modifications to the existing Courthouse fire protection system.
3. Includes "Raven" type institutional sprinklers in secure areas.
4. Includes a dry sprinkler system for the Parking Garage.
5. Fire protection sprinkler piping is standard weight, schedule 40 black steel pipe and fittings.
6. A 500 GPM fire pump is included.
7. Seismic restraints at piping to meet codes.

Division 22: Plumbing

1. Includes Type K copper pipe and fittings for domestic hot and cold-water piping. domestic hot water supplied by gas water heaters.
2. Includes ½" thick glass fiber for domestic cold water piping insulation.
3. Includes cast iron pipe and fittings for underground and aboveground sanitary piping.

4. Includes cast iron pipe and fittings for underground and aboveground storm piping.
5. Includes 1" thick glass fiber for storm piping insulation.
6. Includes Willoughby security fixtures and water management system.
7. Does not include booster pump(s).
8. Includes gas piping system to plumbing and HVAC equipment. Gas distribution piping is provided downstream of the gas regulator. The gas regulator is to be supplied and mounted by others on the exterior of the building.
9. Plumbing systems cleaning, testing, and adjusting included.
10. Seismic restraints at piping to meet codes.
11. Firestopping included at pipe penetrations.

Division 23: HVAC

1. Heating and cooling system includes roof top air handling units with gas heating.
2. Ductless split systems are included in electric, elevator, radio, telecom, and av rooms.
3. Galvanized ductwork and air distribution system are included.
4. Ductwork security bars are included.
5. Does not include cleaning of existing courthouse HVAC air distribution system.
6. Does not include post construction cleaning of HVAC air distribution system.
7. Does not include commissioning.
8. Delta Direct Digital Controls (DDC) building temperature control system is included.
9. Testing, adjusting, and balancing with documentation of all HVAC systems.
10. Seismic restraints at piping and ductwork systems to meet codes.

Division 26: Electrical

1. Electrical service provider to provide main transformer(s) and primary power feeds. Haskell-Cooper to provide the transformer pads and empty conduits for the power feeds from the road to the transformer.
2. Utility provider, Duke Power, to provide and install site lighting pole fixtures, conduit (if required), and wiring.
3. Excludes generator tank fuel. Fuel to be provided by Owner.
4. New distribution gear per the one-line riser on electrical drawings and associated power feeders.
5. Interior lighting, lighting control and branch lighting per the drawings and fixture schedule.
6. Branch power and power devices per electrical drawings.
7. Includes furnish and installation of forty USB receptacles. Locations to be determined by Henderson County prior to electrical rough-in.
8. Power feeders and connections to HVAC equipment as shown on the drawings and equipment schedules.
9. Includes 120v connections to plumbing fixtures.
10. Lightning protection and grounding as required.
11. Includes furnish and installation of rough-in/conduit only for a BDA system. Includes two, two-inch conduits from the electrical rooms through all corridors. To be abandoned in place if it is not needed. Excludes all vertical pathways, testing, and installation of a complete BDA/DAS system.
12. Temporary power and lighting.
13. Excludes firesafing of low voltage boxes, raceways, etc. that are not installed under our scope of work.

Division 27: Telecom

Communication

1. Conduit and back boxes rough-in only for telecommunication and data. Telecommunication equipment and cabling are by Owner.
2. Owner shall have an Internet Service Provider on board and live to the Demark Location Prior to Inspections for Electrical, Fire Alarm and Elevators. Haskell will require dedicated lines established by Owner for Fire Alarm and Elevator to tie ins to Monitoring Company and/or Emergency Services.

AV Systems

3. Conduit and back boxes rough-in only for A/V, sound, and P/A systems. Equipment and cabling are by Owner.

Division 28: Safety & Security

Access Control and CCTV

1. Conduit and back boxes rough-in only for Card Access, Paging, and CCTV (equipment, wiring, devices and installation by Detention Security Contractor).

Fire Alarm

2. Complete turnkey fire alarm system.

Division 31: Earthwork

Earthwork

1. Includes installation, maintenance, and removal of erosion control.
2. Includes clearing and grubbing.
3. Includes stripping of topsoil to a depth of 4". If additional is required based on unforeseen conditions, a change order will be submitted for the additional costs.
4. Includes stockpiling of topsoil for reuse on site if required and is suitable.
5. Includes removal of excess topsoil and/or reuse on site as site fill material.
6. Includes site cuts and fills to subgrade of structures, roadways, and grassed areas.
7. Includes structure excavation, and/or import fill as required by site and soil conditions to subgrade of slabs. The site is assumed to be an import to bring the proposed topography to required elevations.
8. The estimate includes select granular fill at the exterior side of retaining walls, where shown on the drawings. Lightweight aggregate or lightweight cellular concrete are excluded.
9. Includes Mechanically Stabilized Earth (MSE) retaining wall and heavy timber guardrail.
10. This proposal excludes the stabilization of any sloped areas with sheet piling for the purpose of maintaining foundation coverage and bearing pressure for structural support. This is expected to be determined by the Engineer of Record.
11. An allowance has been included in the proposal for the removal, hauling, disposal, and replacement of unsuitable soils, ground water, rock, or other existing, potentially deleterious materials/items not identified by the Geotechnical Survey as performed to the required standard of care.

12. Open pumping/dewatering for control of rainwater run-off accumulating in excavations and/or for lowering and maintaining the groundwater level below work elevations is included. Geotech report shows groundwater levels well below the majority of the proposed construction areas.
13. Site pricing is based on current understanding of project phasing and will undergo refinement as additional details are finalized.

Rigid Inclusions

1. Proposal excludes liquefaction mitigation.
2. This proposal is based on sustained loads that were provided in the foundation load diagram from MMSA.
3. Proposal excludes support for non-loadbearing exterior stairwell footings and walls starting from column lines 11 & D and extending to the connection of the detention center.
4. The geotechnical data does not indicate a competent bearing layer beneath the Courthouse footprint. This proposal assumes that soil conditions below 50-foot depth are comparable. Additional CPTs will be required to finalize the analysis prior to mobilization of rigid inclusions. Final design and pricing may vary based on the results.
5. Based on the borings provided, they show that predrilling is not required, therefore if we encounter dense soil, additional costs for pre-drilling will apply.
6. Allowance assumes one compression load test.

Division 32: Exterior Improvements

Paving

1. Includes conventional (Standard Duty) bituminous concrete paved roads and parking areas consisting of 3" of bituminous concrete pavement, 6" of compacted stone base material on a compacted subgrade.
2. Includes heavy duty bituminous concrete paved roads and/or parking areas consisting of 4.5" of bituminous concrete pavement, 6" of compacted stone base material on a compacted subgrade.
3. This proposal includes concrete curbs provided where shown on the civil drawings.
4. This proposal includes pavement striping as noted in the civil drawings.
5. Roadway and parking signage is included as described and shown on the civil drawings.

Landscaping

4. Landscaping plantings included per Plant Schedule tables shown on drawing LC-160.
5. Landscape plantings details as shown in the landscape drawings.
6. Contractor has assumed landscape design includes all code required plants and trees. No additional cost is included.
7. Temporary irrigation has been included. Permanent irrigation is excluded.
8. Water source for temporary irrigation to be provided by Owner.

Hardscaping

9. Concrete walkways consisting of 4" cast-in-place concrete over 4" crushed stone on a compacted subgrade.
10. Hardscape included as shown on drawing LC130.

11. Permanent fencing is excluded from this estimate. Temporary 6' chain-link construction fencing is included, where necessary.

Division 33: Utilities

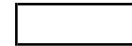
1. Includes storm drainage system consists of HDPE piping with precast structures as shown on drawing CC-400. This includes a subsurface Stormtech Stormwater Chamber System as shown.
2. Includes sanitary systems as consisting of PVC piping and a precast doghouse manhole to connect to the existing sanitary system piping as shown on drawing CC-500.
3. Includes fire and Water systems consisting of 8" and 4" ductile iron pipe and fittings as shown on drawing CC-500. Includes live tap with tapping sleeve and valve at existing water line on the North side of 4th Avenue East.
4. Fire/Water systems include backflow preventors in heated enclosures, meter vault, etc.
5. It is assumed that the existing City of Hendersonville infrastructure is adequate for both domestic and fire flows.
6. Pipe bedding is included as required by the project documents.

Henderson County Courthouse

Budget Summary

Construction Cost

Construction Cost Estimate	\$ 74,431,024.00
CMR Fee (3.75%)	\$ 3,043,900.48
Construction/Contractor Contingency (6%)	\$ 4,465,861.44
General Conditions/Requirements (Not Included In Sub Total)	\$ 10,253,031.00
Insurance & Bonds	\$ 2,273,794.00
Sub Total	\$ 84,214,579.92



Soft Cost

FF&E and Technology Allowance (4%)(+ 1 mil FF&E contingency includes items below) Cut from 6% to 4%	\$ 4,368,583.20
Furniture	x amount
Kitchen Equipment	x amount
Phone System	x amount
Moving Cost	x amount
Staging Cost	x amount
Courts entry security X-ray and Magnatometer equipment	x amount
Courts electronic docket system	x amount
Courts visual artwork	x amount
Body scanning	x amount
Inmate property storage system	x amount
Mobile filing systems	x amount
Other storage systems	x amount
Inmate video visitation system	x amount
Security intercom and cameras system	x amount
A&E Design Fees 50% of Fentress Contract	\$ 6,464,319.50
Permit Fee (7 dollars on 1000 of construction cost)(\$23.5M)	\$ 164,500.00
Geo Technical and Materials Testing Fees (1.2%)	\$ 1,010,574.96
CMR Pre-Construction Fee (Paid on Detention Contract)	\$ -
EERC Allowance (radio communication requirements per statute)	\$ 180,000.00
Owner Contingency (5%)	\$ 3,368,583.20
Sub Total	\$ 15,556,560.85

Total: \$ 99,771,140.77