



Comprehensive
Program Services

**Dunwoody City Hall
Project Cost Update 6/7/17**

	<u>6/7/17 GMP</u>	<u>5/22 Council</u>
Construction Costs (BM&K)	\$2,883,569	\$2,988,840
Maintained Allowances		
• AV (\$75K for Chambers only)	\$120,000	\$120,000
• Data	\$134,000	\$134,000
• Security	<u>\$240,000</u>	<u>\$240,000</u>
	\$494,000	\$494,000
SUBTOTAL (BM&K TOTAL GMP)	\$3,377,569	\$3,482,840
Operable Partition	Included	\$63,000
A/E Fee (Updated based on \$3.38MM)	\$255,000	\$255,000
PM Fee	\$50,000	\$50,000
FFE Allowance	\$100,000	\$100,000
Testing Agency	\$10,000	\$10,000
Owner Contingency	\$100,000	\$100,000
Relocation Services (Both Locations)	\$70,000 (NTE)	\$70,000
AV Design	\$9,525	\$9,525
Project Total	\$3,972,094	\$4,140,365



AMENDMENT 1

PROJECT: Dunwoody City Hall and Police Headquarters
OWNER: City of Dunwoody ARCHITECT: Precision Planning, Inc.

In accordance with Subsection 3.4.2

The GMP Proposal includes the following:

- Exhibit F List of Drawings and Specifications and Addenda used in preparation of the GMP proposal
- Exhibit G List of Allowances, Unit Prices, and Alternates if any
- Exhibit H List of Assumptions and Clarifications

The GMP for the Dunwoody City Hall project is \$3,377,569.00
Three million three hundred seventy seven thousand five hundred sixty nine dollars


DATE APPROVED: _____


OWNER: City of Dunwoody

BY: _____ NAME: _____ TITLE: _____

WITNESS: _____ NAME: _____ TITLE: _____

CONSTRUCTION MANAGER: BM&K Construction, Inc.

BY:  NAME: Ron Curcio TITLE: President

WITNESS:  NAME: Robert McGrath TITLE: Sr. Project Manager



EXECUTIVE SUMMARY
DUNWOODY CITY HALL
GMP 6.7.2017

1	GENERAL CONDITIONS		
	Preconstruction, Insurance, Supervision, Supplies, Equipment	\$	175,533.96
		DIVISION TOTAL	\$ 175,533.96
2	SITE WORK		
	Demolition	\$	111,740.00
	Site Concrete and Paving	\$	65,300.00
	Landscaping Allowance	\$	20,000.00
		DIVISION TOTAL	\$197,040.00
3	CONCRETE		
	Slab Replacement	\$	10,925.00
		DIVISION TOTAL	\$ 10,925.00
4	MASONRY		
	Precast Repairs	\$	5,000.00
		DIVISION TOTAL	\$ 5,000.00
5	METALS		
	Misc Structural Steel	\$	5,000.00
		DIVISION TOTAL	\$ 5,000.00
6	WOODS AND PLASTICS		
	Blocking	\$	8,000.00
	Cabinets and Countertops	\$	110,000.00
		DIVISION TOTAL	\$ 118,000.00
7	THERMAL/MOISTURE PROTECTION		
	SBS Modified Bitumen Roof	\$	173,000.00
	Misc Joint Sealants	\$	3,500.00
		DIVISION TOTAL	\$ 176,500.00
8	DOORS AND WINDOWS		
	Doors, Frames, and Hardware Allowance	\$	100,000.00

	Storefront and Glazing	\$	97,200.00
		DIVISION TOTAL	\$ 197,200.00
9	FINISHES		
	Drywall & Ceilings	\$	255,550.00
	Painting & Wallcovering	\$	118,322.00
	Flooring	\$	192,293.43
		\$	566,165.43
10	SPECIALTIES		
	Bath Accessories and Toilet Partitions	\$	11,657.00
	Interior Cleaning	\$	22,311.00
	Bicycle Racks	\$	4,190.00
	Lockers Allowance	\$	10,000.00
	High Density Shelving Allowance	\$	10,000.00
	Signage Allowance	\$	40,000.00
	Operable Partition	\$	39,000.00
		DIVISION TOTAL	\$ 137,158.00
11	EQUIPMENT		
	Appliances Allowance	\$	4,500.00
	Security Grade Benches Allowance	\$	10,000.00
		DIVISION TOTAL	\$ 14,500.00
12	Furnishings		
	FFE Relocation Allowance	\$	20,000.00
	Flag Pole Allowance	\$	7,500.00
		DIVISION TOTAL	\$ 27,500.00
13	SPECIAL CONSTRUCTION		
	Sally Port	\$	104,595.00
		DIVISION TOTAL	\$ 104,595.00
15	MECHANICAL		
	Plumbing	\$	51,000.00
	Sprinkler System	\$	84,275.00
	HVAC	\$	210,000.00
		DIVISION TOTAL	\$ 345,275.00
16	ELECTRICAL		
	Electrical	\$	422,221.00
	A/V Allowance	\$	120,000.00
	Fire Alarm System	\$	60,000.00
	Security Allowance	\$	240,000.00
	Communications Allowance	\$	134,000.00
		DIVISION TOTAL	\$ 976,221.00

CONSTRUCTION COST SUBTOTAL	\$	3,056,613.39
FEE (4.75%)	\$	136,851.27
CONTINGENCY (5%)	\$	144,053.97
BOND AMOUNT (1.2%)	\$	40,050.22
TOTAL	\$	3,377,568.85

EXCLUSIONS: FF&E, BLINDS, PHONE SYSTEMS

SUBCONTRACTORS

Company	Scope	Contract Amount
Atlantic Building Specialties, Inc.	Demolition	\$ 111,740.00
The Cabinet Place	Cabinets and Countertops	\$ 110,000.00
Encore Roofing	Roofing	\$ 173,000.00
Jones' Glass Inc.	Storefront and Glazing	\$ 85,200.00
PLS	Drywall	\$ 245,550.00
Southern Painting, LLC	Painting	\$ 76,023.00
Section 10, Inc	Bath Accessories	\$ 10,457.00
Merritt & Sons Plumbing	Plumbing	\$ 51,000.00
Accurate Fire Protection	Fire Protection	\$ 79,275.00
5 Seasons	HVAC	\$ 210,000.00
MG Electric	Electrical	\$ 422,221.00
Convergint Technologies	Fire Alarm	\$ 60,000.00

EXHIBIT F

DOCUMENT INDEX

Sheet Number	Sheet Name	Issue Date	Revision
General			
CS	Cover Sheet	5/15/2017	2
Architectural			
LS1.1	Notes and Details	5/15/2017	2
LS2.1	Main Level Plan and Notes	5/15/2017	2
LS2.2	Upper Level Plan and Notes	5/15/2017	2
D1.1	Plaza Demo Plan	5/15/2017	2
D2.1	Main Level Demo Plan	5/15/2017	2
D2.2	Upper Level Demo Plan	5/15/2017	2
D4.1	Main Level Demo Reflected Ceiling Plan	5/15/2017	2
D4.2	Upper Level Demo Reflected Ceiling Plan	5/15/2017	2
A1.1	Plaza Plan and Details	5/15/2017	2
A1.2	Plaza Details	5/15/2017	2
A2.1	Main Level New Dimension Plan and Notes	5/15/2017	2
A2.2	Upper Level New Dimension Plan and Notes	5/15/2017	2
A2.3	Main Level New Reference Plan and Notes	5/15/2017	2
A2.4	Upper Level New Reference Plan and Notes	5/15/2017	2
A2.5	Enlarged Restroom Plans and Details	5/15/2017	2
A2.6	Council Chambers Enlarged Plan and Details	5/15/2017	2
A4.1	Main Level Reflected Ceiling Plan	5/15/2017	2
A4.2	Upper Level Reflected Ceiling Plan	5/15/2017	2
A6.1	Section Details	5/15/2017	2
A6.2	Special Inspections	5/15/2017	2
A8.1	Main Level Interior Elevations	5/15/2017	2
A8.2	Upper Level Interior Elevations	5/15/2017	2
A8.3	Millwork Section Details	5/15/2017	2
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A-701	Finish and Millwork Schedules	5/15/2017	2
A-711	First Floor Finish Plan	5/15/2017	2
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M0.1	General Notes Legend and Schedule	4/17/2017	2
M0.2	Mechanical Details	4/17/2017	2
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M1.2	Second Floor Mechanical Demo Plan	4/17/2017	2
M2.1	First Floor Mechanical Plan	4/17/2017	2
M2.2	Second Floor Mechanical Plan	4/17/2017	2
Plumbing			
P0.1	Legend, Details, Notes, and Schedules Plumbing	4/17/2017	3
P1.1	First Floor Demo Plan	4/17/2017	3
P2.1	First Floor Sanitary and Vent Plan	4/17/2017	3
P2.2	Second Floor Sanitary and Vent Plan	4/17/2017	3

P2.3	First Floor Domestic Water Plan	4/17/2017	3
P3.1	Isometric Riser Diagrams	4/17/2017	3
Fire Protection			
FP0.1	Notes,Schedule and Details Fire Protection	4/17/2017	3
FP2.1	First Floor Fire Protection Plan	4/17/2017	3
FP2.2	Second Floor Fire Protection Plan	4/17/2017	3
Electrical			
E0.1	General Notes,Legends, and Abbreviations	4/17/2017	2
E1.1	First Floor Demo Plan-Power and Systems	4/17/2017	2
E1.2	Second Floor Demo Plan-Power and Systems	4/17/2017	2
E1.3	First Floor Demo Plan-Lighting	4/17/2017	2
E1.4	Second Floor Demo Plan-Lighting	4/17/2017	2
E2.1	First Floor Plan-Power and Systems	4/17/2017	2
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E3.1	Electrical Details	4/17/2017	2
E6.1	Partial One-Line and Schedules	4/17/2017	2
E6.2	Electrical Schedules	4/17/2017	2
E6.3	Electrical Schedules	4/17/2017	2
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A-0	Project Information	4/14/2017	2
A-1	Roof Plan	4/14/2017	2
A-2	Roof Details	4/14/2017	2
A-3	Roof Details	4/14/2017	2
Specifications			
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21-2200	Clean Agent Fire Suppression System	4/17/2017	
22-0000	Plumbing	4/17/2017	
23-0000	Mechanical General	4/17/2017	
23-0140	Schedule of Submittal Data	4/17/2017	
23-0145	Mechanical Demolition	4/17/2017	
23-0593	Test and Balance	4/17/2017	
23-0933	Automatic Temperature Controls	4/17/2017	
23-3100	Ductworks and Accessories	4/17/2017	
23-3400	Fans	4/17/2017	
23-3600	Terminal Units	4/17/2017	
23-3700	Grilles, Registers and Diffusers	4/17/2017	
23-8127	Split System Heat Pumps	4/17/2017	
26-0519	Low-Voltage Electrical Power Conductors and Cables	4/17/2017	
26-0523	Control-Voltage Electrical Power Cables	4/17/2017	
26-0526	Grounding and Bonding for Electrical Systems	4/17/2017	
26-0529	Hangers and Supports for Electrical Systems	4/17/2017	
26-0533	Raceways and Boxes for Electrical Systems	4/17/2017	
26-0544	Sleeves and Sleeve Seals for Electrical Raceways and Cableing	4/17/2017	
26-0553	Identification for Electrical Systems	4/17/2017	
26-0923	Lighting Control Devices	4/17/2017	

EXHIBIT G

ALLOWANCES	
Landscaping	\$ 20,000.00
Doors, Frames, and Hardware	\$ 100,000.00
Lockers	\$ 10,000.00
High Density Shelving	\$ 10,000.00
Interior Signage	\$ 40,000.00
Appliances	\$ 4,500.00
Security Grade Benches	\$ 10,000.00
FF&E Relocation	\$ 20,000.00
Flag Pole	\$ 7,500.00
Audio/Visual	\$ 120,000.00
Security System	\$ 240,000.00
Communications	\$ 134,000.00

ROOFING UNIT PRICES	
2" x 4" Wood Nailer (lf)	\$ 1.00
2" x 6" Wood Nailer (lf)	\$ 1.25
2" x 8" Wood Nailer (lf)	\$ 1.50
2" x 12" Wood Nailer (lf)	\$ 2.00
1" x 4" Wood Nailer (lf)	\$ 1.00
1" X 6" Wood Nailer (lf)	\$ 1.00
Pressure Treated Plywood (sf)	\$ 0.90
Metal Decking Repair (sf)	\$ 3.00
Metal Decking Replacement (sf)	\$ 6.00
Metal Deck: Wire brush and prime rust (sf)	\$ 1.10
Replace Existing Roof Drain (ea)	\$ 375.00
Cast Iron Drain Piping (lf)	\$ 8.50

EXHIBIT H***BASIS OF ESTIMATE******RENOVATION OF EXISTING BUILDING FOR DUNWOODY CITY HALL & POLICE HEADQUARTERS***

This Basis of Estimate is a written explanation clarifying the assumptions and exclusions used in establishing the GMP dated June 7, 2017.

The project consists of renovating an existing 44,622 square foot building in Dunwoody, GA. The proposal and scope of work is based on permit drawings dated 5/15/17 provided by Precision Planning.

Demolition

- The following items will be removed and stored for later use:
 - Doors, frames, and hardware
 - Carpet tiles
 - Fire extinguishers
 - Wire shelving
 - Appliances
 - Ceiling tiles and grid
 - White boards
- No remediation, removal or disposal of any hazardous or toxic materials included.

Site

- Includes new seal coat and striping for entire parking lot.
- New asphalt pavement base is included. Owner shall provide asphalt topping.
- Landscaping Allowance of \$20,000 is included.
- Installation of two Owner provided benches has been included.

Concrete

- Includes new 6" slab and footings at garage.
- Areas where interior slab demolition has occurred will be replaced.
- Precast panels will be patched where demolition has occurred.

Masonry

- New masonry walls at Garage #187 and City Storage #188 have been included.
- Stucco Finish will be applied to one side of three exterior walls at Garage #187 and City Storage #188.

Woods and Plastics

- 2" crown to top of restroom partition walls in existing restrooms has been included. No other crown molding, wood base, and or wood trim and panel work has been included.
- Cabinets and Countertops:

- Room #107: council bench addition to match existing (stained), solid surface counter
- Room #108: plastic laminate base and upper cabinets, plastic laminate counters, shelf, coat rod
- Room #112: plastic laminate counters and solid surface counters (metal cash boxes not included)
- Room #117: plastic laminate base cabinets, upper cabinets, and counters
- Room #125: plastic laminate base cabinets, upper cabinets, and counters
- Room #134: plastic laminate counter with support and upper cabinets
- Room #138: plastic laminate base cabinets, upper cabinets, and counters
- Room #143: plastic laminate base cabinets, upper cabinets, and counters
- Room #158: no millwork included
- Room #159: plastic laminate base cabinets, upper cabinets, and counters
- Room #165: plastic laminate countertop and backsplash
- Room #167: plastic laminate countertop and backsplash
- Room #177: solid surface transaction counter
- Room #178: plastic laminate base cabinets, upper cabinets, and counters
- Room #179: no millwork included
- Room #183: plastic laminate base cabinets, upper cabinets, and counters
- Room #204: plastic laminate base cabinets and counters, solid surface counters with WD -1 vertical
- Room #205: plastic laminate counters
- Room #213: no millwork included
- Room #229: plastic laminate countertop and backsplash
- Room #238: plastic laminate base cabinets and solid surface counters
- Room #241: plastic laminate base cabinets and counters, solid surface transaction counters
- Room #242: plastic laminate base cabinets, upper cabinets, and counters
- Room #246: existing millwork to remain, install new swinging doors at match existing at removed dishwasher space
- Room #271: plastic laminate base cabinets, upper cabinets, and counters
- Room #278: plastic laminate base cabinet and solid surface counters

Roofing

- Removal of existing EPDM roof has been included.
- New multi-ply granular surfaced SBS modified system will be installed based on drawings and specifications provided by NOVA Engineering & Environmental.

Doors and Windows

- Storefront and Glazing
 - New storefront entry systems as shown on D2.1 to match existing exterior glass, including hardware
 - New storefront per elevation 3/A2.3, including hardware
 - Interior glazing per elevations 2/A2.4
 - Elevation A: ¼" one way mirror glass
 - Elevations B & C: ¼" Clear T
 - Elevations D & D1: 3/8" Clear T
 - Elevations E & F: Level 3 Bullet Resistance Glazing

- Transaction drawers and speakers per A8.3 & 11/A8.3
- Caulking of exterior and interior of frames
- Overhead Doors (standard baked enamel finish)
 - One 6ø x 9.5ø Door with operator
 - One 9.5ø x 9.5ø Door with operator, controlled with RFID
- A \$100,000 Door, Frame, and Hardware Allowance has been included. This allowance will include work related to relocated existing doors, frames, and hardware, as well purchasing and installing new hollow metal doors, wood doors, hollow metal frames and end caps, hardware, and associated glazing.

Finishes

- We will reuse existing ceiling tiles and grid to be removed in new locations, where possible.
- Two half fiberglass columns in the Council Chambers have been included.
- New walls will have level 4 finish.
- Reskimming of existing walls has been included where wallpaper is to be removed and replaced with paint.
- Finishes in existing restrooms to remain.
- Wood trim in lobby will be restrained in areas with discoloration to match existing.
- Upper fabric panels in lobby will be cleaned, but not reupholstered.

Specialties

- Existing toilet accessories and partitions to remain. New partitions to be phenolic, floor mounted, and overhead braced.
- A \$10,000 Lockers Allowance has been included. Lockers at the existing location will be reused.
- A \$40,000 Signage Allowance has been included.
- Two bicycle racks are included.
- Operable partition has been included for Training #284 with an STC of 54.

Equipment

- A \$4,500 Appliances Allowance has been included.

Furnishings

- Relocating FF&E other than mentioned below will be by Owner.
- Allowances Included:
 - FF&E Relocation - \$20,000.00 (for high-density shelving and lockers only)
 - Flag Pole & Benches - \$7,500.00

Mechanical

- Plumbing
 - Existing faucets serving lavatories shall be replaced with new faucets and mixing valves.
 - No dishwashers have been included.
 - One existing sump pump will be relocated.

- Existing sanitary shall be verified.
- An emergency eye wash and sink have been included in Crime Lab #183.
- Sink P-6 has been included in Break #138.
- Sprinkler system work included:
 - Modify and relocate existing sprinkler heads. Heads not being relocated may not be centered in tiles. All new head placement will be centered.
 - Extend system to Garage #187 and City Storage #188.
 - FM 200 systems in Electronic Evidence Processing #143, Vital Records #234, and Server #275.
 - Existing system to be extended into Garage #187 and City Storage #188. A new system for this area has not been included.
 - We have included \$5,000 in valves to keep sprinkler system active for MRI tenant.
 - Repairs have been included based on the test report.

Electrical

- Two light poles will be relocated.
- Rough in for security and communications has been included.
- Repair of thirty (30) existing emergency fixtures has been included.
- Allowances Included:
 - A/V - \$120,000
 - Security - \$240,000
 - Communications - \$134,000 (phone systems not included)

Assumptions

- The schedule is based on a project award date of 6/12/17 with substantial completion by 12/31/17.
- Project schedule is based on working five days per week, nine hours per day (Monday through Friday, 7:00 AM ó 5:00 PM).

Clarifications

- No permits have been included.
- No unforeseen conditions are included.
- Relocation of above and below ground utilities and underground structures is excluded.
- Excludes all lab equipment.
- No work has been included at current City Hall (41 Perimeter Center East location) other than removing generator and lockers for relocation.
- No warranty is included for existing fixtures, equipment, panels, etc.
- Globe fixture relocation and associated utilities and concrete is excluded.