

January 18, 2024

Freddy Morgan
Assistant City Manager
City of Cartersville
1 N. Erwin Street
Cartersville, GA 30120

RE: Cartersville Fire Station #5

Dear Mr. Morgan:

Reeves Young is pleased to provide you Guaranteed Maximum Pricing (GMP) for Cartersville Fire Station 5 for the City of Cartersville Fire Department located on Carter Grove Boulevard. Pricing is based upon documents from Croft & Associates, and conversations with you and the design team. Below is an executive summary description of the project as we understand it.

PROJECT DESCRIPTION & EXECUTIVE SUMMARY:

New 8,996-sf Fire Station with a masonry and steel framed structure on shallow foundations. The exterior walls are composed of a combination of brick veneer and aluminum storefront windows. The interior will include office space, bunk rooms, storage, day kitchen, fitness room, and a 3-bay apparatus bay. The site includes new parking, chain-link fencing with sliding gate and new landscaping and hardscaping. Additionally, the project includes a 3,698-sf Pre-Engineered Metal Building composed of metal roof & wall panels, and a brick veneer wainscot.

The total estimated cost for the Project is **\$7,413,153** which equates to **\$586/SF**. Below is a breakdown of the cost summary for the early site release and full building GMP.

Early Site Release Package - **\$1,225,499**

Building GMP - **\$6,187,654**

Full GMP Value - **\$7,413,153**

Freddy, please contact me directly should you have any questions or require additional information.

Cordially,
Reeves Young



Adam Scott, Senior Preconstruction Manager – Reeves Young

cc: Mike Iezzi, Project Executive - Reeves Young

QUALIFICATIONS & EXCLUSIONS

CARTERSVILLE FIRE STATION 5 – GMP

DIVISION 1 - GENERAL REQUIREMENTS

Qualifications:

1. Unless otherwise noted herein, the scope of the work corresponding to this pricing is consistent with the documents as prepared by Croft & Associates per the attached Document Log. Outlined herein are the changes and/or clarifications to the scope of work required by these contract documents which are a result of negotiations, clarifications, and design review responses and shall supersede all previous documentation.
2. Cost breakouts are included for accounting purposes only and are not stand-alone prices.
3. The Contract Agreement between Reeves Young (RY) and the Owner shall supersede and prevail for any conflicts between the contract documents and the Construction Agreement that are not addressed in this pricing.
4. Electronic Documents will be provided to RY at no cost.
5. All water intrusion prevention testing including testing of mock-up, building envelope testing, chamber testing, exterior skin and glazing testing shall be provided and paid for by the Owner's testing agency. RY will assist in the coordination of this testing.
6. Scheduling shall be compiled and issued in a standard CPM format using Microsoft Project.
7. RY shall be paid for any damage repair or relocations required relevant to below grade utilities that are not indicated on the contract documents as existing or to be relocated (provided there is no willful misconduct on the part of RY during the discovery process or normal working activities).
8. Pricing is based on manufacturer standard colors where specific information has not been provided stating otherwise.
9. Cost is included for Builders Risk Insurance.
10. Cost is included for General Liability Insurance.
11. Cost is included for a Payment and Performance Bond.
12. Cost includes General Conditions as a lump sum and a Construction Contingency to be used at the discretion of Reeves Young for construction-related unforeseen conditions, including previously unknown or clarified scope, additional construction management oversight, subcontractor expenses, and/ or schedule acceleration and is not intended to serve as an Owner, Program and/or Design Contingency.
13. Cost is included for allowances as noted herein. As design progresses, all allowances will be adjusted/reconciled.

Exclusions:

1. Cost associated with payment for testing (including materials testing, soil compaction testing, building envelope testing, chamber / cavity testing, special inspections, commissioning, air monitoring, abatement testing, closure reports, NPDES monitoring, or existing structure settlement monitoring) other than re-testing required due to non-conformance
2. Cost associated with Permitting including Plan Review Fees, Land Disturbance Permit, Building Permit, Variance Permit, Air Rights Permit, DOT Permit, and Certificate of Occupancy Fee
3. Electronic as-built documents
4. Cost loaded schedule

5. Cost associated with comments and inspections from state and local authorities resulting in changes to the scope of work and or contract documents during the construction process
6. Davis-Bacon wage rates
7. LEED, Earthcraft, and or 'green building' Certifications
8. Engineering design fees and costs
9. Material escalation factors including costs associated with foreign material tariffs
10. Acquisition of air rights and any costs associated with obtaining those from the surrounding properties
11. Owner Protective Insurance Policy
12. Workmanship Warranty over one (1) year
13. Owner Contingency
14. Escalation Contingency
15. Subcontractor payment and performance bonds
16. Five-year roof and wall bond

Division 3 – Concrete

Qualifications:

1. All foundations are assumed earth formed.
2. Cost is included for soil treatment under the building footprint.

Exclusions:

1. Soil reinforcement or enhancements required due to poor soils
2. Wet curing of concrete
3. Concrete densifiers
4. Specialty concrete admixtures
5. Colored Concrete
6. Forming of concrete footings

DIVISION 4 - MASONRY

Qualifications:

1. None.

Exclusions:

1. Copper flashings
2. Dovetail slots
3. Epoxy grout
4. Epoxy coated rebar
5. Core fill insulation at exterior CMU walls
6. Cast stone

DIVISION 5 - METALS

Qualifications:

1. Cost is included for the Keynote 7 on A-201, 16"x16" Integrated Architectural Ornamentation, as an allowance of \$1,500.
2. Cost is included for the trench grate in detail 4/S-303 to be priced per plumbing drawings as an ACO trench drain.

Exclusions:

1. Acoustic metal deck
2. AISC certified fabrication & erection of steel
3. AESS and specialty coatings on structural steel

DIVISION 6 - WOODS & PLASTICS

Qualifications:

1. None.

Exclusions:

1. WD-3: Wood Trim – None Shown
2. Wood window trim
3. Wood door trim
4. Solid surface windowsills

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

Qualifications:

1. None.

Exclusions:

1. ABAA Certification for air barrier installer
2. Intumescent paint fireproofing
3. Green roof system
4. Spray applied insulation
5. Traffic or non-slip coatings
6. TPO membrane any color other than white
7. Note 9 under General Reflected Ceiling Plan Notes per A-131 – Non-applicable to the project

DIVISION 8 - DOORS & WINDOWS

Qualifications:

1. Cost is included for the overhead doors to have standard lift tracks.

2. The Door Schedule and Hardware schedule (087100) do not match. Therefore, cost is included for the door hardware as specified in the hardware schedule listed in specification section 087100.
3. Cost is included for factory finish of all wood doors.
4. Cost is included for the manufacturer of hollow metal doors and frames to be Curries. Curries is a sister company of Ceco.

Exclusions:

1. Low profile track at overhead doors
2. Specialty acoustical windows
3. Fire rated storefront and glazing
4. Window frit or film
5. Spandrel glass
6. Fire and smoke curtains
7. Operable windows
8. Four-Fold/Bi-Parting doors

DIVISION 9 - FINISHES**Qualifications:**

1. Cost is included for Res-Tek fluid textured applied flooring.
2. Cost is included for metal stud gauge to be 20 gauge and 25 gauge.
3. Cost is included for the Hard Coat Concrete sealer at the apparatus bay as Euclid.

Exclusions:

1. Sherwin Williams terrazzo epoxy as shown on finish legend
2. Moisture mitigation
3. Acoustical sound barrier
4. Wallcoverings
5. Abuse gypsum board
6. Level 5 drywall finish
7. Specialty paints and coatings including tmemec, epoxy-polyamide, and projection screen acrylic enamel
8. Murals or public art on the interior and exterior of the building

DIVISION 10 - SPECIALTIES**Qualifications:**

1. Cost is included for a site monument sign as an allowance of \$20,000.
2. Cost is included for 3-Laminated maple ADA locker benches 48"x20" with 4 pedestals per bench.
3. Cost is included for canopies to be extruded aluminum in lieu of paragraphs 2.02A and 2.03B of the specification calling for steel.
4. Cost is included for the finish on canopies to be a 2-coat Kynar finish.
5. Cost is included for the flagpole to be 25'H per the specifications in lieu of 40'H per the plans.

Exclusions:

1. All interior building signage (by owner)

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2. Fireplaces
3. Toilet accessories not affixed to walls, floors or ceilings
4. Bullet resistant wall paneling
5. Operable partitions
6. Wall and Door Protection
7. GB4: 24" Grab Bar
8. SD2: Recessed Soap Dish
9. Baked enamel finish on canopies.
10. Whiteboards

DIVISION 11 - EQUIPMENT

Qualifications:

1. Cost is included for installation only of the following owner provided equipment:
 - a. Microwave
 - b. Extractor
 - c. Ice Maker
 - d. Washer and Dryer
 - e. Dishwasher
 - f. Kitchen Freezer
 - g. Refrigerator
 - h. Freezer
 - i. Undercounter Ice Maker
 - j. Combo Wall Oven
 - k. Gas Cooktop
 - l. Gear Lockers
2. Cost is included for the kitchen hood with fire suppression system.

Exclusions:

1. Walk thru / pass thru metal detectors / X-ray
2. Loose Equipment including but not limited to: copiers, fax machines, telephones, computers & screens, laptops, iPads, desktop office equipment, etc.
3. Costs associated with relocation of equipment from existing location to new location
4. Supply of all equipment listed above
5. PPE Dryer
6. Cascade System
7. SCBA Cleaning Systems
8. Fitness Equipment
9. Equipment at the Storage Building

DIVISION 12 - FURNISHINGS

Qualifications:

1. Cost is included for blackout roller shades at the bunks and solar roller shades everywhere else.

Exclusions:

1. Motorized shades

2. Supply and Installation of building furniture

DIVISION 21 - FIRE SUPPRESSION

Qualifications:

1. None at this time.

Exclusions:

1. FM200 and Pre-action systems
2. Heat tracing and insulation of sprinkler system
3. Fire pump, wiring, controllers, and accessories – Adequate water pressure is assumed available to support sprinkler demand
4. Remote FDC
5. Sprinklers in concealed spaces
6. Wet pipe sprinkler system at the storage building
7. Dry pipe sprinkler system at covered patio

DIVISION 22 - PLUMBING

Qualifications:

1. Cost is included for the trench grate in detail 4/S-303 to be priced per plumbing drawings as an ACO trench drain.

Exclusions:

1. Grease traps
2. Domestic booster pump - Adequate water pressure is assumed available to support domestic water demand

DIVISION 23 - HEATING, VENTILATING AND AIR CONDITIONING

Qualifications:

1. Cost is included for standard programmable thermostats.

Exclusions:

1. Maintenance agreement
2. Duct silencers
3. Vibration Isolation
4. Elastomeric coating of metal ductwork
5. 3rd party commissioning agent
6. Delegated design

DIVISIONS 26-28 - ELECTRICAL SYSTEMS

Qualifications:

1. Cost is included for a 12 Circuit Programable LCP.

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2. Cost is included to supply 1" PVC conduits with pull strings to ten (10) locations for the site lighting.
3. Cost assumes that Owner is to provide all of the following equipment on site for the generator:
 - a. Generator
 - b. Remote Annunciator
 - c. ATS
4. Cost is included for all installation and connections of generator equipment listed above.

Exclusions:

1. Main Utility Transformers and Main Power Service Lines and Connections to the Transformers
2. Utility company design, engineering, connection, and consumption fees
3. Intercom/ PA System
4. Tele Data System and Cabling
5. Tele Data Equipment: Rack, Switches Cable Management, etc.
6. Uninterrupted power supply
7. AV System and Cabling
8. Access Control System and Cabling
9. CCTV System and Cabling
10. DAS System
11. Emergency vehicle warning systems
12. Delegated design
13. Intrusion Alarm Systems and Cabling
14. Station Alerting Systems and Cabling
15. Lighting protection at the storage building
16. Site Light Poles
17. ERRC System and Cabling
18. Folding Door Controllers on E-703 – Doors and controls are per spec

DIVISIONS 31 & 33 - SITE GRADING & UTILITIES

Qualifications:

1. Cost is included for changes as it relates to the updated LDP Civil Drawings.

Exclusions:

1. Utility Meter, Tap, Connection and Impact Fees / Cost including but not limited to water, sewer, gas, storm water, electrical, etc.
2. Relocation of existing utilities including but not limited to AT&T, Power, Verizon, etc.
3. Damage to existing utilities not represented on contract documents (CM/GC will use location services prior to any excavations and proper due diligence)

Division 32 - Exterior Improvements

Qualifications:

1. Cost is included for shop fabricated 2' tall Aluminum Louvered fence at the top of the patio wall per detail A9/A-351.

Exclusions:

1. Irrigation system
2. Flower beds
3. Plastic retroreflective bead pavement markings
4. Moveable planters
5. Unit pavers
6. Pervious pavers
7. Site furnishings

END OF QUALIFICATIONS & EXCLUSIONS