

Thursday, January 19, 2023

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

RE: Cartersville Water Administration Complex

Dear Mr. Morgan:

Reeves Young is pleased to provide you Guaranteed Maximum Pricing (GMP) for Cartersville Water Administration Complex located at Douthit Ferry Road, Cartersville, Georgia 30120. Pricing is based upon documents from Clark Patterson Lee, and conversations & emails with your team. Below is an executive summary description of the project as we understand it.

PROJECT DESCRIPTION & EXECUTIVE SUMMARY:

Cartersville Water Administration Complex is a pre-engineered metal building, 11,880 SF of office and laboratory space and 12,670 SF warehouse with a 2,400 SF mezzanine located in Cartersville, GA on a 25-acre site. The exterior façade of the building is a combination of insulated metal panels and masonry veneer, and aluminum storefront. Located on the site is a 4,900 SF covered shed adjacent to the warehouse.

Total estimated cost for the this Project is **\$11,910,491** which equates to **\$434.85 per SF (27,390 SF)**.

QUALIFICATIONS, CLARIFICATIONS & EXCLUSIONS:

Division 1 – General Requirements

Qualifications:

1. Unless otherwise noted herein, the scope of the work corresponding to this GMP Estimate is consistent with the design documents (plans) as dated: Cartersville Water Administration Complex, labeled PERMIT SET dated 11/18/2022 (Documents). 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, design review responses and value engineering and shall supersede all previous documentation.
2. In addition to these qualifications, cost is included based upon the following attachments:
 - a. ATTACHMENT A - Detailed Estimate
 - b. ATTACHMENT B – Contract Document Log
 - c. ATTACHEMNT C - Schedule
 - d. ATTACHEMNT D - Logistic Plan
3. The Contract Agreement between the Construction Manager and the Owner shall supersede and prevail for any conflicts between the contract documents and the CM Owner Agreement that are not addressed in this GMP Estimate.
4. Electronic Documents will be provided to the Construction Manager at no cost.
5. GMP Estimate pricing is based on manufacturer standard colors where specific information has not been provided stating otherwise.

6. 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. Construction Manager will assist in the coordination of this testing.
7. Pricing assumes the site will be closed to the public during construction and be available to Reeves Young and our subcontractors for parking and material storage.
8. The Contractor (CM) 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 the Contractor (CM) during the discovery process or normal working activities).
9. There are many occurrences of the Documents indicating a requirement for the Contractor to provide Delegated Design Services, to Sign and Seal Documents, to construct a building component or system to a Performance Requirement with an Architect or Engineer Verification, or to simply meet a performance requirement. This estimate does not account for Reeves Young, nor our subcontractors accepting of the indicated design and/or performance responsibility for the following: architectural louvers, plumbing and mechanical systems and equipment.
10. Documents are labeled as "Permit Submittal." Any comments from reviews are not included and Reeves Young reserves the right to adjust pricing after documents are revised from review comments.
11. Cost is included for steel material escalation. Due to a very volatile market, we have included an allowance for anticipated cost increases.
12. Cost is included for and Workers Compensation (WC), General Liability (GL), and Builders Risk Insurance.
13. Cost is included for Payment and Performance Bond.
14. Cost is included for a 2% Construction Contingency and a 2% Escalation Contingency. The Design Contingency has been reduced to 0%

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) 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, GDOT Permit, Certificate of Occupancy Fee.
3. Electronic as-built documents (two sets of red line as-built drawings will be provided to the Owner at the end of the project)
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. LEED, EarthCraft or any other Green Building Requirements
7. Davis-Bacon wage rates
8. Pest Control (prior to turn over)
9. Subcontractor payment and performance bonds

Division 2 – Existing Conditions

Qualifications:

1. None.

Exclusions:

1. Unforeseen conditions and underground hidden conditions including but not limited to underground debris, old foundations, tanks, hazardous materials, unsuitable soils or unsuitable soil bearings, groundwater and dewatering cost associated with groundwater, rock removal or its replacement materials and excess topsoil.
2. Fill materials for the replacement of unforeseen conditions as listed above.
3. Hazardous materials.
4. Flow Testing of Existing Utilities.
5. Physical and in pipe camera examination of existing water and sewer utilities.

Division 3 – Concrete

Qualifications:

1. Reeves Young assumes no design responsibility for structural design.
2. Cost is included for sidewalks to be 3,000 psi as noted on sheet C15.
3. Cost is included for all equipment pads to be 6" thick.
4. Cost is included for the Dumpster Enclosure slab as 7" thick.
5. Cost is included for #5 hairpins for the Shed foundation.
6. All foundations are assumed earth formed.
7. Class B formwork finish is included for exposed areas and Class C for unexposed areas.

Exclusions:

1. Wet curing of concrete
2. Soil reinforcement or enhancements required due to poor soils.
3. Below slab drainage.
4. Specialty concrete admixtures.
5. Colored concrete.
6. Conduit under exterior slabs for future work/connections.

Division 4 - Masonry

Qualifications:

1. Cost is included for mortar as an allowance. See the Summary of Allowances below.

Exclusions:

1. Mockup Panels.

Division 5 - Metals

Qualifications:

1. Cost is included to furnish and install the Mezzanine as an allowance. See the Summary of Allowances below.
2. Cost is included for nineteen (19) steel bollards.

Exclusions:

1. Architectural louvers.

Division 6 – Wood, Plastics and Composites

Qualifications:

1. None.

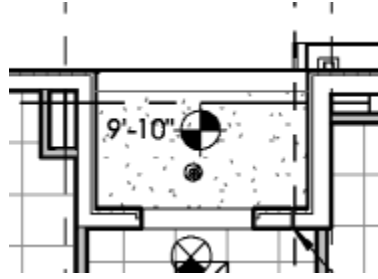
Exclusions:

1. None.

Division 7 – Thermal and Moisture Protection

Qualifications:

1. Cost is included for Stucco at the door alcove ceilings (see below).



Exclusions:

1. Sprayed Fire Fireproofing (type IIB Construction)

Division 8 - Openings

Qualifications:

1. Hollow metal door frames are included as seam welded frames and are not fully welded. All hollow metal frames are three sided, no sidelites or transoms are included.
2. Cost includes manufacturer standard factory test reports for water and air infiltration of glazing systems. No additional field testing of glazing systems is included and is assumed to be completed by Owner 3rd party testing & inspection vendor should it be required.
3. Exterior storefront system included as YKK YES45TU 2"x4-1/2" thermal storefront framing in standard Class I anodized finish with center set Vitro Solarban 60 1" insulated Azuria LowE glazing. Exterior spandrel glass above door included as a standard color frit.

Exclusions:

1. FRP doors, security doors & frames.
2. Hollow metal frames with sidelites and/or transoms (not listed in Door Schedule).
3. Factory finish paint on prefinished doors.
4. Bituminous coatings at doors and frames (only for frames installed in CMU partitions).
5. Automatic entrances and door operators.

Division 9 - Finishes

Qualifications:

1. Cost is included for 2x2 USG Beech in Conference Room 103.
2. Lead times dependent on final selections.

Exclusions:

1. Drywall partitions at the exterior wall of the Mezzanine.
2. Insulation at exterior walls.
3. Level 5 drywall finish.
4. Window shade pockets.
5. Paint PT-3 as none found.
6. Wall graphics.

Division 10 – Specialties

Qualifications:

7. Cost is included for flagpoles as an allowance. See the Summary of Allowances below.
8. Cost is included for Spacesaver Corporation RaptorRAC metal storage shelving.
9. Cost is included for building identification signage as an allowance per Specification 101400. See the Summary of Allowances below.
10. Cost is included for monument sign as an allowance per Specification 101400. See the Summary of Allowances below.

Exclusions:

1. None.

Divisions 11 and 12 – Equipment, and Furnishings

Qualifications:

1. Cost is included for residential appliances as an allowance. See the Summary of Allowances below. The following is included:
 - a. Ten (10) Frigidaire Refrigerators
 - b. Five (5) Whirlpool Dishwashers
 - c. One (1) Whirlpool Range / Oven
 - d. One (1) Whirlpool Washer
 - e. One (1) Whirlpool Dryer
 - f. One (1) Frigidaire Ice Maker
2. Cost is included for laboratory casework countertops as 3 cm Dekton Sirocco with no build-up edge. Countertops will be in three different pieces (shown as one piece in 2/A800) and will not have a cove backsplash.
3. Cost is included for three (3) projection screens as an allowance. See the Summary of Allowances below.

Exclusions:

1. Supply and installation of Owner furnished lab equipment including but not limited to: Autoclaves, Drying Ovens, Muffle Furnace, Vacuum Pump, Flask Scrubber, Ph Meter, Fume Hoods, Reagents Fridges, BOD Incubator, or Culligan System.
2. AWI QCP labels.

Division 21 – Fire Suppression

Qualifications:

1. Cost is included for a wet sprinkler system.
2. Cost is included for one (1) spare sprinkler cabinet at fire riser. Cabinet shall be equipped with no more twelve (12) sprinklers and one wrench.
3. Adequate water pressure is assumed available to support sprinkler demand.

Exclusions:

1. Dry system for Mezzanine.
2. Pre-action, deluge, or FM 200 type systems.
3. Fire pump
4. Galvanized and Stainless-Steel piping.
5. Storage tanks.
6. Freeze protection and/or heat tape.
7. Special Insurance Underwriter Requirements.

Division 22 – Plumbing

Qualifications:

1. Piping for plumbing systems is included as follows:
 - a. Domestic Water – copper type L with insulation above grade
 - b. Domestic Water – copper type K below grade
 - c. Sanitary Waste & Vent – SCH40 PVC DWV below and above grade
 - d. Process Waste & Vent – Orion no-hub pipe & fittings / Blueline FRPP
 - e. Gas Piping - polypropylene below grade
 - f. Gas Piping - black steel pipe above
 - g. Compressed Air Piping - Copper
2. Cost includes compressed air piping and connections. All reels and equipment to be furnished and installed by Owner.

1. Cost includes an allowance to furnish and install sink P-12 and sink P-13. Plumbing Schedule on P-201 is an integral sink to countertop and is not possible to do with specified countertop material. See the Summary of Allowances below.

Exclusions:

1. Delegated design of any plumbing system
2. Vacuum pump lines, accessories & pumps per keynote 16 on P1.03 by Owner
3. Water softener systems for appliances and equipment
4. Radon gas removal systems
5. Seismic bracing and vibration isolation on plumbing systems
6. Manhole holding tanks and leak detection system per Spec 226600 - Chemical Waste System, not indicated in plans

Division 23 – HVAC

Qualifications:

1. Cost includes one lab exhaust fan by Labconco, budgeted at \$1500 as exact model has not been specified.
2. Cost includes programmable thermostat controls only.
3. Cost includes test & balance of HVAC systems. All duct to be cleaned of any construction debris prior to TAB service. We have not included costs for duct cleaning.
3. Cost includes standard white finish on all diffusers and grilles.
4. Seismic bracing requirements for HVAC systems cannot be determined until completion of delegated design submittals. We have assumed manufacturer seismic testing reports will meet submittal requirements and that bracing is not required at this time.

Exclusions:

1. Service maintenance agreement
2. Delegated design of any HVAC component
3. HVAC shop drawings
4. BMS controls system
5. Certified SMANCA duct cleaning
6. Duct leakage testing
7. Refrigerant leak detection
8. UV paint or aluminum jacketing of exterior refrigerant piping

Division 26 – Electrical

Qualifications:

1. Cost is included for conduits, boxes, pull-strings for Div. 27 and 28 LV systems:
2. Cost is included for Fire Lite fire alarm system.
3. Cost is included for connection of Owner provided generator and ATS.

Exclusions:

1. 200kW Generator and ATS switches including startup and training.
2. Wall as noted in Note #8 on sheet E501.
3. Tele Data System and cabling.
4. Access Control System and Cabling.
5. CCTV System and Cabling.
6. Audio Visual Systems and Cabling.
7. MATV/CATV/SATV System and Cabling.
8. AOR System and Cabling.
9. Security/Intrusion System and Cabling.

10. First Responders radio booster (ERRC) system.
11. EV Chargers Equipment.

Division 31 - Earthwork

Qualifications:

1. Cost is based on a balanced site with all excess topsoil being wasted on-site.

Exclusions:

1. Scarification and moisture adjustment of subgrade soils.
2. Haul-off or haul-in of soil material
3. Final Property Survey – Certified or Other.
4. Post As-built Hydrology Study and Reports.
5. Certified Structural Settlement Survey.
6. Easement application and associated fees.
7. Chemical drying of soils.
8. Temporary dewatering.
9. Permanent dewatering.
10. Settlement monitoring systems.
11. Soil reinforcement or improved foundations required due to poor soils.

Division 32 – Site Improvements

Qualifications:

1. Cost is included for heavy duty asphalt as 8" GAB base, 2" of 19mm binder (Type B) and 2" of 9.5mm (Type F) surface course.
2. Asphalt prices are based on current liquid asphalt price published by GDOT. Price may be adjusted based on the liquid asphalt price at time of placement.
3. Cost is included for the island located in the GDOT right-of-way to be concrete.
4. Cost is included for 6' perimeter slatted chain-link fence, and 4' detention pond chain link fence.

Exclusions:

1. Watering of landscape past 1 year from Substantial Completion.
2. Irrigation system for landscaping.

Division 33 - Utilities

Qualifications:

1. Cost is included for the secondary site drainage piping as HDPE.

Exclusions:

2. Utility Meter, Tap, Connection and Impact Fees / Cost including but not limited to water, sewer, gas, storm water, electrical, etc.
3. Relocation of Existing Overhead Utilities including but not limited to AT&T, Georgia Power, Verizon, etc.
4. Damage to and accommodations for existing utilities not represented on contract documents (CM/GC will use location services prior to any excavations and proper due diligence).
5. Gas Meter and Service Line(s) from gas main to the building.
6. Disruption of existing utility services.
7. Flow Testing of Existing Utilities.
8. Physical and in pipe camera examination of existing water and sewer utilities.
9. Water quality devices.

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

Cordially,
Reeves Young

A handwritten signature in green ink that reads "James Ferguson". The signature is fluid and cursive, with the first name "James" and last name "Ferguson" clearly legible.

James Ferguson, Senior Preconstruction Manager - Reeves Young

jferguson@reevesyoung.com

cc: Ben Starks, Project Architect – Clark Patterson Lee
Chad McLeod, President – Reeves Young
Mike Iezzi, Project Executive - Reeves Young

SUMMARY OF ALLOWANCES

1. Brick mortar - \$18.00/bag
2. Furnish and install mezzanine - \$85,000
3. Remediation of concrete floor slabs per Spec 090561 - 1.03 - \$10,000
4. Residential Appliances - \$15,008
5. Projection Screens - \$2,250
6. Building Identification Sign per Specification 101400- \$15,000
7. Monument sign per Specification 101400- \$20,000
8. Flagpoles - \$10,000
9. Furnish and install sinks P-12 & P-13 with faucets - \$4,000