

Cartersville Fire Station 5

Early Site Release GMP Estimate

51 Carter Grove Blvd
Cartersville, GA 30120

December 6, 2023



**REEVES
+ YOUNG**



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Early Site Release GMP Estimate
Detailed Estimate and Cost Summary
December 6, 2023

Fire Station #5
City of Cartersville
Cartersville, GA



DESCRIPTION	Schematic Design Budget - 2023-09-13		Value Management - 2023-09-22		Early Site Release 2023-12-06		Variance	COMMENTS
01 - General Requirements		\$55,026.00		\$0.00		\$55,026.00	\$0.00	
014000 - Temporary Construction	\$	55,026.00	\$	-	\$	55,026.00	\$ -	Included in General Conditions
02 - Existing Conditions		\$27,600.00		\$0.00		\$19,200.00	-\$8,400.00	
022000 - Assessment	\$	27,600.00	\$	-	\$	19,200.00	\$ (8,400.00)	
31 - Earthwork		\$745,345.00		-\$136,750.00		\$564,112.00	-\$44,483.00	
312200 - Grading	\$	707,845.00	\$	(136,750.00)	\$	495,854.00	\$ (75,241.00)	VE item C1 to waste excess dirt on site
312500 - Erosion Control	\$	37,500.00	\$	-	\$	68,258.00	\$ 30,758.00	
33 - Utilities		\$455,930.00		\$0.00		\$363,189.00	-\$92,741.00	
331000 - Water Utilities	\$	97,600.00	\$	-	\$	114,170.00	\$ 16,570.00	
333000 - Sanitary Utilities	\$	78,400.00	\$	-	\$	79,507.00	\$ 1,107.00	
334000 - Storm Utilities	\$	279,930.00	\$	-	\$	169,512.00	\$ (110,418.00)	
99 - Miscellaneous Costs & Fees		\$34,500.00		\$0.00		\$34,500.00	\$0.00	
944100 - Rock Allowances	\$	34,500.00	\$	-	\$	34,500.00	\$ -	
Subtotal Direct Cost of Work	\$	1,318,401	\$	1,181,651	\$	1,036,027	\$ (145,624)	
Lump Sum General Conditions	\$	92,644	\$	92,644	\$	92,644	\$ -	
0.08% Builders Risk Insurance	\$	1,055	\$	945	\$	829	\$ (226)	
0.70% General Liability Insurance	\$	9,229	\$	8,272	\$	7,252	\$ (1,977)	
0.68% Payment & Performance Bond	\$	8,965	\$	8,035	\$	7,045	\$ (1,920)	
3.00% Construction Contingency	\$	39,552	\$	35,450	\$	31,081	\$ (8,471)	
3.85% Reeves Young Fee	\$	56,589	\$	51,089	\$	41,121	\$ (15,468)	
Preconstruction Fee	\$	9,500	\$	9,500	\$	9,500	\$ -	
Total	\$	1,535,935	\$	1,387,586	\$	1,225,499	\$ (162,087)	
DESCRIPTION	Schematic Design Budget - 2023-09-13		Value Management - 2023-09-22		Early Site Release 2023-12-06		Variance	COMMENTS

DESCRIPTION		QUANTITY	UNIT	TOTAL
01 - GENERAL REQUIREMENTS		13,629 SQFT	\$4.04	\$55,026
02 - EXISTING CONDITIONS		13,629 SQFT	\$1.41	\$19,200
31 - EARTHWORK		13,629 SQFT	\$41.39	\$564,112
33 - UTILITIES		13,629 SQFT	\$26.65	\$363,189
99 - MISCELLANEOUS COSTS & FEES		13,629 SQFT	\$2.53	\$34,500
Estimate Totals		13,629 SQFT	\$76.02	\$1,036,027
	Lump Sum General Conditions			\$92,644
0.08%	Builders Risk Insurance - Non-Combustible New Construction			\$829
0.70%	General Liability Insurance			\$7,252
0.68%	Payment & Performance Bond			\$7,045
3.00%	Construction Contingency			\$31,081
3.50%	Reeves Young Fee			\$41,121
	Preconstruction Fee			\$9,500
Total		13,629 SQFT	\$89.92	\$1,225,499

DESCRIPTION	QUANTITY	UNIT	TOTAL
01 - GENERAL REQUIREMENTS			
014000 - Temporary Construction			
014110 - Temporary Fencing			
Temporary Fencing	1,778.00 lf	\$12.00	\$21,336
Temporary Fence Screening	850.00 lf	\$9.00	\$7,650
Subtotal - 014110 - Temporary Fencing			\$28,986
014150 - Temporary Staging			
Temporary Gravel Staging/Laydown Areas	620.00 ton	\$42.00	\$26,040
Subtotal - 014150 - Temporary Staging			\$26,040
Subtotal - 014000 - Temporary Construction			\$55,026
Subtotal - 01 - GENERAL REQUIREMENTS	13,629 SQFT	\$4.04	\$55,026
02 - EXISTING CONDITIONS			
022000 - Assessment			
022100 - Surveys			
Site Surveying - Limits of Construction / Establish Benchmark	48.00 chrs	\$150.00	\$7,200
Site Surveying - Earthwork Grade Staking <i>Included in Earthwork Scope</i>	0.00 chrs	\$150.00	\$0
Site Surveying - Utility Manholes and Piping <i>Included in Earthwork Scope</i>	0.00 chrs	\$150.00	\$0
Site Surveying - Curb & Gutter	24.00 chrs	\$150.00	\$3,600
Site Surveying - Site Miscellaneous	32.00 chrs	\$150.00	\$4,800
Site Surveying - Building Corners / Control Lines	24.00 chrs	\$150.00	\$3,600
Subtotal - 022100 - Surveys			\$19,200
022600 - Hazardous Material Assessment			
Hazardous Materials Testing and Assessment Report <i>Not included - to be considered an unforeseen condition</i>	0.00 lsum	\$0.00	\$0
Subtotal - 022600 - Hazardous Material Assessment			\$0
Subtotal - 022000 - Assessment			\$19,200
024000 - Demolition and Structure Moving			
024113 - Selective Site Demolition			
Site Demolition Scope <i>Included in Earthwork Scope</i>	0.00 lsum	\$0.00	\$0
Subtotal - 024113 - Selective Site Demolition			\$0
Subtotal - 024000 - Demolition and Structure Moving			\$0
Subtotal - 02 - EXISTING CONDITIONS	13,629 SQFT	\$1.41	\$19,200
31 - EARTHWORK			
312000 - Earth Moving			
312200 - Grading			
Earthwork Scope	1.00 lsum	\$495,854.00	\$495,854
Subtotal - 312200 - Grading			\$495,854
312500 - Erosion and Sedimentation Controls			
Erosion Control Scope	1.00 lsum	\$68,258.00	\$68,258
Subtotal - 312500 - Erosion and Sedimentation Controls			\$68,258

DESCRIPTION	QUANTITY	UNIT	TOTAL
Subtotal - 312000 - Earth Moving			\$564,112
Subtotal - 31 - EARTHWORK	13,629 SQFT	\$41.39	\$564,112
33 - UTILITIES			
331000 - Water Utilities			
331000 - Water Utilities			
Domestic Water & Fire Scope	1.00	Isum	\$114,170.00
Subtotal - 331000 - Water Utilities			\$114,170
Subtotal - 331000 - Water Utilities			\$114,170
333000 - Sanitary Sewerage			
333000 - Sanitary Sewerage			
Sanitary Site Utilities Scope	1.00	Isum	\$79,507.00
Subtotal - 333000 - Sanitary Sewerage			\$79,507
Subtotal - 333000 - Sanitary Sewerage			\$79,507
334000 - Stormwater Utilities			
334000 - Stormwater Utilities			
Stormwater Utilities Scope	1.00	Isum	\$169,512.00
Subtotal - 334000 - Stormwater Utilities			\$169,512
Subtotal - 334000 - Stormwater Utilities			\$169,512
Subtotal - 33 - UTILITIES	13,629 SQFT	\$26.65	\$363,189
99 - MISCELLANEOUS COSTS & FEES			
994000 - Incidentals			
994100 - Allowances			
Allowance - Replacement of Soils from Rock Removal	300.00	cy	\$40.00
Allowance - Rock Removal - Off Site	250.00	cy	\$90.00
Subtotal - 994100 - Allowances			\$34,500
Subtotal - 994000 - Incidentals			\$34,500
Subtotal - 99 - MISCELLANEOUS COSTS & FEES	13,629 SQFT	\$2.53	\$34,500

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Early Site Release GMP Estimate
Exhibit A - Qualifications
December 6, 2023

Fire Station #5
City of Cartersville
Cartersville, GA



QUALIFICATIONS & EXCLUSIONS

CARTERSVILLE FIRE STATION 5 – Site Early Release

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. Scheduling shall be compiled and issued in a standard CPM format using Microsoft Project.
6. 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).
7. RY will update these qualifications once the permitted 100% Construction Documents are issued to reflect items not in line with this estimate.
8. Cost is included for Builders Risk Insurance.
9. Cost is included for General Liability Insurance.
10. Cost is included for a Payment and Performance Bond.
11. 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.
12. Cost is included for scopes as indicated in the detailed estimate. All other costs associated with the buildings and remaining site components will be included in the Building Component GMP.

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

DIVISION 2 - EXISTING CONDITIONS

Qualifications:

1. None at this time.

Exclusions:

1. The identification, removal or disposal of any asbestos containing materials, industrial oils or hazardous materials
2. Removal of wells, cisterns or septic tanks
3. Removal and disposal of contaminated soil

DIVISIONS 26 - ELECTRICAL SYSTEMS

Qualifications:

1. None at this time.

Exclusions:

1. Main Utility Transformers and Main Power Service Lines and Connections to the Transformers
2. Utility company design, engineering, connection, and consumption fees

DIVISIONS 31 & 33 - SITE GRADING & UTILITIES

Qualifications:

1. Cost is included to waste all excess soil on site where allowable.
2. Cost is included for the removal of 250 cubic yards of rock and 300 yards of suitable fill as an allowance based off of subsurface conditions indicated in the geotechnical report.

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)
4. Gas meter and service line(s) from gas main to building
5. Flow testing of existing utilities

QUALIFICATIONS & EXCLUSIONS

6. Physical and in pipe camera examination of existing water and sewer utilities
7. Unforeseen conditions and underground hidden conditions including but not limited to underground debris, old foundations, tanks, septic systems and field lines, hazardous materials, unsuitable soils or unsuitable soil bearings, groundwater and dewatering cost associated with groundwater, rock removal or its replacement materials and excess topsoil (other than quantities listed above)
8. Fill materials for the replacement of unforeseen conditions as listed above
9. Hazardous materials
10. Final Property Survey - Certified or Other
11. Post As-built Hydrology Study and Reports
12. Certified Structural Settlement Survey
13. Easement application and associated fees
14. Chemical drying of soils
15. Temporary Dewatering systems
16. Permanent Dewatering systems
17. Settlement monitoring systems
18. Sanitary lift stations
19. Water quality devices
20. Dumpster drains

END OF QUALIFICATIONS & EXCLUSIONS

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Early Site Release GMP Estimate
Exhibit B - Document Log
December 6, 2023

Fire Station #5
City of Cartersville
Cartersville, GA



CONTRACT DOCUMENT LOG

DOCUMENT NUMBER	DOCUMENT TITLE	CURRENT DOCUMENT DATE	REEVES YOUNG RECEIVED DATE
START OF DRAWINGS			
G-001	COVER SHEET	10/27/23	10/30/23
C-001	GENERAL NOTES	10/27/23	10/30/23
C-100	EXISTING CONDITIONS AND DEMOLITION PLAN	10/27/23	10/30/23
C-101	SITE PLAN	10/27/23	10/30/23
C-102	LAYOUT PLAN	10/27/23	10/30/23
C-103	GRADING AND DRAINAGE PLAN	10/27/23	10/30/23
C-104	UTILITY PLAN	10/27/23	10/30/23
C-105	INITIAL EROSION CONTROL PLAN	10/27/23	10/30/23
C-106	INTERMEDIATE EROSION CONTROL PLAN	10/27/23	10/30/23
C-107	FINAL EROSION CONTROL PLAN	10/27/23	10/30/23
C-108	INFILTRATION TRENCH DETAILS	10/27/23	10/30/23
C-200	STORM PROFILES	10/27/23	10/30/23
C-500	CONSTRUCTION DETAILS 1 OF 5	10/27/23	10/30/23
C-501	CONSTRUCTION DETAILS 2 OF 5	10/27/23	10/30/23
C-502	CONSTRUCTION DETAILS 3 OF 5	10/27/23	10/30/23
C-503	CONSTRUCTION DETAILS 4 OF 5	10/27/23	10/30/23
C-504	CONSTRUCTION DETAILS 5 OF 5	10/27/23	10/30/23
C-505	ES&PC DETAILS 1 OF 3	10/27/23	10/30/23
C-506	ES&PC DETAILS 2 OF 3	10/27/23	10/30/23
C-507	ES&PC DETAILS 3 OF 3	10/27/23	10/30/23
C-508	ES&PC NOTES	10/27/23	10/30/23
C-509	ES&PC NOTES	10/27/23	10/30/23
END OF DRAWINGS			

CONTRACT DOCUMENT LOG

DOCUMENT NUMBER	DOCUMENT TITLE	CURRENT DOCUMENT DATE	REEVES YOUNG RECEIVED DATE
START OF SPECIFICATIONS			
	Report of Subsurface Exploration and Geotechnical Engineering Evaluation	8/24/23	8/25/23
	Stormwater Management Report	10/27/23	10/27/23
END OF SPECIFICATIONS			