

ATTACHMENT 5

Dresden Elementary GMP

GMP Estimate Summary



Classification: Bid Card

ESTIMATE DATE : March 5, 2024

PRICING PLANS : 30% CD

Item of Work	Sitework - Phase 1	Unit Cost Per Acre	Sitework - Phase 2	Unit Cost Per Acre	Classrooms - Phase 1	Unit Cost Per SF	Classrooms - Phase 2	Unit Cost Per SF	Modulars	Unit Cost Per Classroom	GMP Total	Unit Cost Per SF
	3.6 Acre		5 Acre		77,220 SF		61,080 SF		20 Classroom		138,300 GBA	SF
01.00-General Requirements	\$ -		\$ -		\$ 32,182	\$0.42 /SF	\$ 32,182	\$0.53 /SF	\$ -		\$ 64,365	\$ 0.47
01B.1200-Final Clean	\$ -		\$ -		\$ 38,765	\$0.51 /SF	\$ 38,765	\$0.64 /SF	\$ -		\$ 77,529	\$ 0.56
02.00-General Allowances	\$ -		\$ 516,863	\$103,373 /Acre	\$ 206,745	\$2.68 /SF	\$ 217,082	\$3.56 /SF	\$ -		\$ 940,691	\$ 6.80
02A.2000-Demolition	\$ 113,205	\$31,446 /Acre	\$ 208,011	\$41,603 /Acre	\$ -		\$ -		\$ -		\$ 321,216	\$ 2.32
02A.2030-Abatement	\$ -		\$ -		\$ 77,529	\$1.01 /SF	\$ 77,529	\$1.27 /SF	\$ -		\$ 155,059	\$ 1.12
02B.2100-Sitework Package	\$ 2,843,568	\$789,881 /Acre	\$ 2,327,433	\$465,487 /Acre	\$ 10,199	\$0.14 /SF	\$ 7,811	\$0.13 /SF	\$ 191,239	\$9,562 /Classroom	\$ 5,380,251	\$ 38.90
02D.2450-Shoring & Underpinning	\$ 431,162	\$119,768 /Acre	\$ -		\$ -		\$ -		\$ -		\$ 431,162	\$ 3.12
02E.2500-Paving / Curb & Gutter	\$ 319,138	\$88,650 /Acre	\$ 541,525	\$108,306 /Acre	\$ -		\$ -		\$ -		\$ 860,663	\$ 6.22
02E.2510-Site Concrete	\$ 467,308	\$129,808 /Acre	\$ 452,270	\$90,454 /Acre	\$ -		\$ -		\$ 9,304	\$466 /Classroom	\$ 928,881	\$ 6.72
02F.2640-Site Fencing	\$ 185,008	\$51,391 /Acre	\$ 137,109	\$27,422 /Acre	\$ -		\$ -		\$ -		\$ 322,117	\$ 2.33
02G.2700-Landscaping & Irrigation	\$ -		\$ 147,867	\$29,574 /Acre	\$ -		\$ -		\$ -		\$ 147,867	\$ 1.07
03A.3000-Concrete Frame (Turnkey)	\$ -		\$ -		\$ 1,919,551	\$24.86 /SF	\$ 836,020	\$13.69 /SF	\$ -		\$ 2,755,571	\$ 19.92
04A.4000-Masonry	\$ 104,108	\$28,919 /Acre	\$ 23,726	\$4,746 /Acre	\$ 3,963,373	\$51.33 /SF	\$ 3,302,614	\$54.08 /SF	\$ -		\$ 7,393,821	\$ 53.46
05A.5000-Structural & Miscellaneous Steel (Turnkey)	\$ 105,547	\$29,319 /Acre	\$ 109,187	\$21,838 /Acre	\$ 2,594,858	\$33.61 /SF	\$ 2,578,976	\$42.23 /SF	\$ -		\$ 5,388,568	\$ 38.96
06A.6010-Rough Carpentry	\$ -		\$ -		\$ 172,498	\$2.24 /SF	\$ 160,562	\$2.63 /SF	\$ -		\$ 333,060	\$ 2.41
06B.6100-Architectural Millwork	\$ -		\$ -		\$ 318,284	\$4.13 /SF	\$ 203,644	\$3.34 /SF	\$ -		\$ 521,928	\$ 3.77
07A.7000-Waterproofing & Caulking	\$ -		\$ -		\$ 118,677	\$1.54 /SF	\$ 150,087	\$2.46 /SF	\$ -		\$ 268,764	\$ 1.94
07C.7220-Roofing	\$ -		\$ -		\$ 694,037	\$8.99 /SF	\$ 682,498	\$11.18 /SF	\$ -		\$ 1,376,535	\$ 9.95
07C.7230-Metal Wall Panels/Metal Roofing	\$ -		\$ -		\$ 511,860	\$6.63 /SF	\$ 491,847	\$8.06 /SF	\$ -		\$ 1,003,707	\$ 7.26
08A.8000-Doors / Frames / Hardware	\$ -		\$ -		\$ 376,674	\$4.88 /SF	\$ 183,663	\$3.01 /SF	\$ -		\$ 560,337	\$ 4.05
08A.8040-Overhead Doors & Grilles	\$ -		\$ -		\$ -		\$ 12,022	\$0.20 /SF	\$ -		\$ 12,022	\$ 0.09
08A.8090-Doors & Hardware (Install)	\$ -		\$ -		\$ 51,091	\$0.67 /SF	\$ 33,325	\$0.55 /SF	\$ -		\$ 84,416	\$ 0.61
08B.8210-Glass & Glazing	\$ -		\$ -		\$ 1,439,858	\$18.65 /SF	\$ 1,227,228	\$20.10 /SF	\$ -		\$ 2,667,087	\$ 19.28
09B.9100-Drywall / Metal Framing	\$ 23,726	\$6,591 /Acre	\$ 23,726	\$4,746 /Acre	\$ 684,728	\$8.87 /SF	\$ 700,074	\$11.47 /SF	\$ -		\$ 1,432,254	\$ 10.36
09D.9150-Flooring	\$ -		\$ -		\$ 738,647	\$9.57 /SF	\$ 662,624	\$10.85 /SF	\$ -		\$ 1,401,270	\$ 10.13
09E.9500-Painting / Wallcovering	\$ 18,313	\$5,088 /Acre	\$ 21,499	\$4,300 /Acre	\$ 254,925	\$3.31 /SF	\$ 220,349	\$3.61 /SF	\$ -		\$ 515,086	\$ 3.72
09E.9520-Acoustic Room Treatments	\$ -		\$ -		\$ 72,288	\$0.94 /SF	\$ 112,800	\$1.85 /SF	\$ -		\$ 185,089	\$ 1.34
10A.1002-Visual Display Boards	\$ -		\$ -		\$ 54,065	\$0.71 /SF	\$ 42,480	\$0.70 /SF	\$ -		\$ 96,545	\$ 0.70
10A.1004-Toilet Partitions / Accessories	\$ -		\$ -		\$ 127,576	\$1.66 /SF	\$ 90,086	\$1.48 /SF	\$ -		\$ 217,662	\$ 1.57
10A.1012-Canopies / Awnings	\$ -		\$ -		\$ 87,691	\$1.14 /SF	\$ -		\$ -		\$ 87,691	\$ 0.63
10A.1014-Signage	\$ 77,529	\$21,536 /Acre	\$ -		\$ 71,466	\$0.93 /SF	\$ 56,152	\$0.92 /SF	\$ -		\$ 205,147	\$ 1.48
10A.1018-Flag Poles	\$ -		\$ -		\$ -		\$ 4,472	\$0.08 /SF	\$ -		\$ 4,472	\$ 0.03
10A.1022-Lockers	\$ -		\$ -		\$ 12,208	\$0.16 /SF	\$ -		\$ -		\$ 12,208	\$ 0.09
10A.1024-Fire Extinguishers / Cabinets	\$ -		\$ -		\$ 6,578	\$0.09 /SF	\$ 5,168	\$0.09 /SF	\$ -		\$ 11,745	\$ 0.08
11A.1110-Stage Equipment	\$ -		\$ -		\$ 31,012	\$0.41 /SF	\$ -		\$ -		\$ 31,012	\$ 0.22
11A.1136-Food Service Equipment	\$ -		\$ -		\$ 826,518	\$10.71 /SF	\$ -		\$ -		\$ 826,518	\$ 5.98
11A.1142-Athletic Equipment	\$ -		\$ 342,217	\$68,444 /Acre	\$ -		\$ 54,000	\$0.89 /SF	\$ -		\$ 396,217	\$ 2.86
11A.1150-Commercial Laundry Equipment	\$ -		\$ -		\$ -		\$ 5,169	\$0.09 /SF	\$ -		\$ 5,169	\$ 0.04
11A.1190-Misc. Equipment	\$ -		\$ -		\$ -		\$ 10,337	\$0.17 /SF	\$ -		\$ 10,337	\$ 0.07
12A.1220-Manufactured Casework	\$ -		\$ -		\$ 308,620	\$4.00 /SF	\$ 382,915	\$6.27 /SF	\$ -		\$ 691,535	\$ 5.00
12A.1230-Window Treatments	\$ -		\$ -		\$ 102,470	\$1.33 /SF	\$ 90,392	\$1.48 /SF	\$ -		\$ 192,862	\$ 1.39
12A.1250-Entrance Mats	\$ -		\$ -		\$ 8,787	\$0.12 /SF	\$ 8,787	\$0.15 /SF	\$ -		\$ 17,573	\$ 0.13
13A.1340-Special Construction	\$ -		\$ -		\$ -		\$ -		\$ 1,893,450	\$94,673 /Classroom	\$ 1,893,450	\$ 13.69
14A.1400-Elevators	\$ -		\$ -		\$ 142,447	\$1.85 /SF	\$ -		\$ -		\$ 142,447	\$ 1.03
15A.1500-Plumbing	\$ -		\$ -		\$ 2,318,025	\$30.02 /SF	\$ 1,230,350	\$20.15 /SF	\$ 62,024	\$3,102 /Classroom	\$ 3,610,399	\$ 26.11
15B.1525-HVAC	\$ -		\$ -		\$ 3,291,509	\$42.63 /SF	\$ 2,586,188	\$42.35 /SF	\$ -		\$ 5,877,697	\$ 42.50
15C.1560-Fire Protection	\$ -		\$ -		\$ 324,449	\$4.21 /SF	\$ 264,671	\$4.34 /SF	\$ 12,405	\$621 /Classroom	\$ 601,525	\$ 4.35

Dresden Elementary GMP

GMP Estimate Summary



Classification: Bid Card

ESTIMATE DATE : March 5, 2024

PRICING PLANS : 30% CD

Item of Work	Sitework - Phase 1	Unit Cost Per Acre	Sitework - Phase 2	Unit Cost Per Acre	Classrooms - Phase 1	Unit Cost Per SF	Classrooms - Phase 2	Unit Cost Per SF	Modulars	Unit Cost Per Classroom	GMP Total	Unit Cost Per SF
16A.1600-Electrical	\$ 48,585	\$13,496 /Acre	\$ -		\$ 5,696,933	\$73.78 /SF	\$ 3,374,998	\$55.26 /SF	\$ 359,385	\$17,970 /Classroom	\$ 9,479,901	\$ 68.55
Subtotal Direct Costs	\$ 4,737,198	\$1,315,889 /Acre	\$ 4,851,432	\$970,287 /Acre	\$ 27,687,124	\$358.55 /SF	\$ 20,137,867	\$329.70 /SF	\$ 2,527,806	\$126,391 /Classroom	\$ 59,941,427	\$433.42 /SF
General Conditions LSUM	\$ 351,654	\$97,682 /Acre	\$ 360,134	\$72,027 /Acre	\$ 2,055,286	\$26.62 /SF	\$ 1,494,886	\$24.48 /SF	\$ 187,646	\$9,383 /Classroom	\$ 4,449,606	\$32.18 /SF
Escalation - Phase 2 @ 4%	\$ 78,821	\$21,895 /Acre	\$ 80,722	\$16,145 /Acre	\$ 460,682	\$5.97 /SF	\$ 335,071	\$5.49 /SF	\$ 42,060	\$2,103 /Classroom	\$ 997,356	\$7.22 /SF
Contractor Contingency	\$ 137,479	\$38,189 /Acre	\$ 140,795	\$28,159 /Acre	\$ 803,514	\$10.41 /SF	\$ 584,426	\$9.57 /SF	\$ 73,360	\$3,669 /Classroom	\$ 1,739,574	\$12.58 /SF
Impact Fees/Permit Review LSUM	\$ 11,064	\$3,074 /Acre	\$ 11,331	\$2,267 /Acre	\$ 64,666	\$0.84 /SF	\$ 47,034	\$0.78 /SF	\$ 5,904	\$296 /Classroom	\$ 140,000	\$1.02 /SF
Builder's Risk Insurance LSUM	\$ 12,013	\$3,337 /Acre	\$ 12,302	\$2,461 /Acre	\$ 70,209	\$0.91 /SF	\$ 51,066	\$0.84 /SF	\$ 6,410	\$321 /Classroom	\$ 152,000	\$1.10 /SF
General Liability Insurance	\$ 57,158	\$15,878 /Acre	\$ 58,536	\$11,708 /Acre	\$ 334,066	\$4.33 /SF	\$ 242,978	\$3.98 /SF	\$ 30,500	\$1,525 /Classroom	\$ 723,238	\$5.23 /SF
Payment & Performance Bond	\$ 54,300	\$15,084 /Acre	\$ 55,609	\$11,122 /Acre	\$ 317,362	\$4.11 /SF	\$ 230,829	\$3.78 /SF	\$ 28,975	\$1,449 /Classroom	\$ 687,076	\$4.97 /SF
Preconstruction Expense LSUM	\$ 790	\$220 /Acre	\$ 809	\$161.88 /Acre	\$ 4,619	\$0.06 /SF	\$ 3,360	\$0.06 /SF	\$ 422	\$22 /Classroom	\$ 10,000	\$0.08 /SF
License Fee	\$ 5,716	\$1,588 /Acre	\$ 5,854	\$1,171 /Acre	\$ 33,407	\$0.44 /SF	\$ 24,298	\$0.40 /SF	\$ 3,050	\$153 /Classroom	\$ 72,324	\$0.53 /SF
Subtotal Indirect Costs	\$ 708,996	\$196,944 /Acre	\$ 726,093	\$145,219 /Acre	\$ 4,143,812	\$53.67 /SF	\$ 3,013,947	\$49.35 /SF	\$ 378,326	\$18,917 /Classroom	\$ 8,971,173	\$64.87 /SF
General Contractor's Fee	\$ 269,587	\$74,886 /Acre	\$ 276,087	\$55,218 /Acre	\$ 1,575,631	\$20.41 /SF	\$ 1,146,015	\$18.77 /SF	\$ 143,854	\$7,193 /Classroom	\$ 3,411,174	\$24.67 /SF
GRAND TOTAL	\$ 5,715,780	\$1,587,717 /Acre	\$ 5,853,612	\$1,170,723 /Acre	\$ 33,406,567	\$432.62 /SF	\$ 24,297,828	\$397.81 /SF	\$ 3,049,986	\$152,500 /Classroom	\$ 72,323,774	\$522.95 /SF

THIS PROJECT AS COMPARED TO A TYPICAL GROUND-UP ELEMENTARY SCHOOL:

Modular classrooms required due to occupied campus:	\$ 3,056,900
Ballistic Glazing as required by DCSD	\$ 355,950
Unforeseen conditions allowance requirement including rock, unsuitable soils, etc.	\$ 1,414,392
Impact fees/permit	\$ 140,000
Extended general conditions required due to occupied campus / extended schedule	\$ 2,000,000
Cost escalation allowance required due to two-phase project / extended schedule	\$ 994,776
Subcontractor cost premium due to remobilization costs required from multi-phase schedule	\$ 600,000
Moving and storage expenses of DCDS FFE	\$ 452,000
Abatement of the existing buildings	\$ 169,500
Demolition of existing buildings	\$ 350,300
Shoring required in phase 1 to protect existing structure of remaining building	\$ 472,284
Logistics / life safety premiums required due to occupied campus	\$ 120,000
Sitework design premiums due to multi-phase requirements; multiple detention structures, etc.	\$ 115,000
Right of Way road modifications allowance	\$ 500,000
Total cost implications due to occupied, multi-phase construction requirement:	\$ 10,741,102
Resultant comparison construction cost to a typical ground-up elementary school:	\$ 61,582,673

Resultant Cost per SF	\$445 /SF
Comparative market rate elementary school project in the Atlanta and surrounding areas:	\$425 - \$450 /SF

ATTACHMENT 2

Allowance Log

New Dresden Elementary School Project

#24-016

March 7, 2024



#	Item	Allowance	Cost-to-Date	Remaining Allowance
1	Permitting & Impact Fees	\$ 140,000		
2	Escalation	\$ 997,356		
3	Moving and Storage	\$ 413,490		
4	Abatement	\$ 155,059		
5	Right-of-Way Work and Jack & Bore (If needed)	\$ 516,863		
6	Mass Rock (deposited on site = \$85.25/CUYD, hauled off-site = \$107.98/CUYD)	\$ 399,476		
7	Trench Rock (deposited on site = \$170.49/CUYD, hauled off-site = \$193.22/CUYD)	\$ 375,980		
8	Unsuitable Soils (deposited on site = \$17.06/CUYD, hauled off-site = \$51.15/CUYD)	\$ 286,684		
9	Bring in Topsoils (suitable soil from on site = \$36.37/CUYD, topsoil = \$73.88/CUYD)	\$ 137,467		
10	Stone/GAB (#3/#34 = \$73.88/ton, #57 = \$76.15/ton, Rip Rap III = \$90.93/ton, GAB = \$72.74/ton)	\$ 200,680		
11	Geotech Fabric (\$6.82/SQYD)	\$ 14,100		
12	Irrigation	\$ 36,180		
13	Perimeter Fence 8'-0" Black, Vinyl Chain Link Fence	\$ 155,060		
14	Dumpster Pad and Enclosure	\$ 51,686		
15	Architectural Millwork	\$ 492,260		
16	Doors, Frames & Hardware (Material)	\$ 560,337		
17	Interior Paint at Corridors	\$ 51,686		
18	Art Mural Wall at Courtyard	\$ 10,337		
19	Building Signage	\$ 127,618		
20	Monument Signage	\$ 82,698		
21	Stage Curtain	\$ 31,012		
22	Modular Classrooms/Offices	\$ 2,515,402		
23	Electrical Scope Changes per 80% Construction Drawings	\$ 516,862		
24	Intercom System	\$ 379,460		
25	ERRC	\$ 206,746		
Allowances Total		\$ 8,854,497		

Alternates Log**New Dresden Elementary School Project**

#24-016

March 7, 2024



Discipline	PENDING ALTERNATE / VE Items	Amount
Architectural	Remove Sunshades	\$ (66,756)
Architectural	Include Alternate Color Accent Wall Panel in Lieu of Purple	\$ (34,931)
Architectural	Include Sunshades Per 30% CD Plans in Lieu of Including with Glazing System	\$ 191,347
Architectural	TPO Roofing in lieu of PVC Roofing	\$ (73,119)
Architectural	VCT Flooring in Lieu of LVT Flooring	\$ (153,300)
Architectural	Remove Flooring Pattern Premiums	\$ (4,928)
Architectural	Mannington Active Line LVT in Lieu of Mannington Color Anchor LVT	\$ (84,556)
Architectural	Include Alternate Flooring Material Manufacturer (CPT - Shaw Diffuse, CPT - Walk Off Shaw Welcome II, LVT - No Pattern Armstrong Parallel 20 mil 18x18, and LVT - Pattern Armstrong Parallel 20 mil 18x18)	\$ (300,000)
Architectural	Remove Painting Cut-lines for Patterned Areas	\$ (7,958)
Architectural	Include an Alternate Blind Manufacturer (ADH Nordicscreen Plus BW Roller Shades & Royal Windows, Inc. 1" Mini Blinds)	\$ (76,242)
Architectural	Reduce Flex Corridor(s) Millwork by 50%	\$ (35,588)
Plumbing	Include Cast Iron Piping Above Grade	\$ 204,535
HVAC	Include Phase 1 Mechanical Warranty for One (1) Year after Completion of Phase 2	\$ 182,865
Electrical	Include STE Lighting Package (VE on Fixture Types A & B)	\$ (298,388)

Discipline	ACCEPTED VE Items	Amount
Civil	Sited Building on Existing Building Footprint to Reduce Exposure to Rock	N/A
Civil	Remove Select Items from the Unsuitable Soil Conditions Allowance	\$ (862,847)
Architectural	Eliminated 4-story Protected Building Designation by Classifying the Lower Level as a Basement	N/A
Architectural	Remove Brick at Phase /Phase 2 Tie-in	\$ (38,298)
Architectural	Remove Metal Wood Slats Under Canopies	\$ (91,077)
Architectural	Reduce exterior Metal Panel, Increase Exterior Brick	\$ (221,738)
Architectural	Reduce Sunshade Scope	\$ (31,208)
Architectural	Reduced Glazing Scope	N/A

ATTACHMENT 8

Discipline	PENDING ALTERNATE / VE Items	Amount
Architectural	Remove Ballistic Glazing at Courtyard, Include Ballistic Film at Locations Clarified on Assumptions and Clarifications	\$ (297,128)
Architectural	Reduce Operable Wall at Media Center and Changed to Manual Operartion	N/A
Architectural	Reduced Learning Stair Scope	N/A
Architectural	Reduce Finishes	N/A
Architectural	Reduced Paint	N/A
Structural	Delete AESS Allowance	\$ (54,750)
HVAC	Remove Phase 1 Mechanical Warranty for One (1) Year After Completion of Phase 2	\$ (182,865)
TOTAL ACCEPTED VE SAVINGS		\$ (1,779,911)