

Guaranteed Maximum Price

PROJECT: Renovations to Vineville Academy

DATE: February 4, 2026

OWNER: Bibb County School District

BID PACKAGE		GMP
02C. Building Restoration	\$	301,597.00
03A. Concrete	\$	95,249.10
05A. Structural Steel	\$	21,350.00
06A. Cabinetry & Millwork	\$	471,050.00
06B. Rough Carpentry	\$	72,875.00
07B. Roofing	\$	461,176.00
08A. Doors, Frames, & Hardware	\$	82,000.00
08B. Storefront, Glass, & Glazing	\$	18,000.00
08C. Skylights	\$	187,131.00
09A. Framing, Drywall, & Ceilings	\$	618,945.00
09B. Flooring	\$	468,863.00
09C. Painting	\$	196,500.00
09D. Epoxy Flooring	\$	87,838.40
09F. Selective Interior Demolition	\$	228,937.00
10A. General Specialties	\$	132,056.70
12A. Furniture Relocation	\$	210,955.00
17A. Final Cleaning	\$	80,000.00
21A. Fire Suppression	\$	36,850.00
22A. Plumbing	\$	174,910.00
23A. HVAC	\$	1,552,000.00
26A. Electrical	\$	1,069,950.00
31.A Sitework	\$	275,500.00
32A. Landscaping	\$	99,787.00
32B. Fencing	\$	13,639.00
SUBTOTAL	\$	6,957,159.20

INDIRECT COSTS		
Preconstruction Cost	\$	5,000.00
General Conditions	\$	108,210.00
Bonds & Insurance	\$	94,438.71
SUBTOTAL	\$	207,648.71
Allowances	\$	754,501.24
CM Contingency	\$	200,000.00
Design Contingency (3%)	\$	257,755.85
CM Fee (2.5%)	\$	214,796.54
RENOVATION TOTAL	\$	8,591,861.53
10-Classroom Cottage	\$	584,868.22
PROJECT TOTAL	\$	9,176,729.75

10-CLASSROOM COTTAGE

Include a 154x65 10-Classroom Modular Cottage for a duration of 4-Months

1. Includes Rough-In only of Audio Enhancement, Access Control, and CCTV.
2. Includes Georgia Power Temporary Classroom Service Allowance of \$25,000
3. Includes Plumbing Rough-In
4. Includes a Wood Framed Temporary Covered Walkway with a Metal Roof leading from the Cottage to the School Entrance.

BID ALTERNATES

Description	Add/Deduct
1. Skylight Canopy without Extension	-\$77,650.00
2. Translucent Canopy System	-\$24,600.00
3. Translucent Canopy without Extension	-\$101,920.00

CLARIFICATIONS & ASSUMPTIONS

- Budget includes installing new flooring over existing in lieu of demolition of existing flooring.
- Budget includes Move-In and Move-Out of existing Kitchen Equipment to allow for installation of Epoxy Flooring.
- Media Center Casework/Circulation Desk have not been included within this Budget.
- Budget includes 1-for-1 replacement of existing Plumbing Fixtures and Lights.
- Budget includes the following Allowances:
 - New Potwashing Equipment - \$70,000
 - New Cooler/Freezer - \$135,000
 - Elevator Pump Unit and Controller Replacement - \$200,000
 - Elevator Cab Interior - \$17,000
 - Jobsite Security Personnel - \$62,640
 - Exterior Pressure Washing & Ground Level Skylight Cleaning - \$65,000
 - Signage, Graphics and Film Allowance - \$177,361.24
 - Window Blind/Shades - \$25,000
 - Joint Sealant Allowance - \$2,500
- Budget includes move-in/move-out of all existing furniture in phases. Upon completion of renovations furniture is to be moved to the BCSD Warehouse on Roff Ave. **Owner to install new furniture upon completion of renovations.**