

Guaranteed Maximum Price

PROJECT: Northwoods Academy Gymnasium

DATE: February 4, 2026

OWNER: Bibb County School District

BID PACKAGE	TOTAL
03A. Concrete	\$ 304,554.00
04A. Masonry	\$ 510,598.00
05A. Structural Steel	\$ 248,458.00
06A. Rough Carpentry	\$ 52,575.00
07A. Joint Sealants & Air Barriers	\$ 29,090.56
07B. Roofing	\$ 202,488.00
07C. EIFS	\$ 17,498.06
08A. Doors, Frames, & Hardware	\$ 39,977.00
08B. Storefront, Glass, & Glazing	\$ 113,395.00
09A. Framing, Drywall, & Ceilings	\$ 310,490.00
09B. Flooring	\$ 28,604.00
09C. Painting	\$ 26,923.74
09D. Athletic Flooring	\$ 62,117.00
10A. General Specialties	\$ 4,458.40
10C. Canopies	\$ 22,040.00
12A. Furniture Relocation	\$ 12,675.00
17A. Final Cleaning	\$ 40,000.00
21A. Fire Suppression	\$ 42,850.00
22A. Plumbing	\$ 47,830.00
23A. HVAC	\$ 363,000.00
26A. Electrical	\$ 307,310.00
31A. Sitework	\$ 374,460.00
31B. NPDES Monitoring	\$ 3,850.00
32A. Landscaping	\$ 41,972.00
32B. Fencing	\$ 52,000.00
33A. Site Utilities	\$ 29,321.00
SUBTOTAL	\$ 3,288,534.76

INDIRECT COSTS	
Preconstruction Cost	\$ -
General Conditions	\$ 219,326.25
Bonds & Insurance	\$ 48,852.38
SUBTOTAL	\$ 268,178.63
Allowances	\$ 141,989.35
CM Contingency	\$ 150,000.00
CM Fee (3.5%)	\$ 139,590.25
PROJECT TOTAL	\$ 3,988,292.99

CLARIFICATIONS & ASSUMPTIONS
1. Budget includes the following Allowances:
Jobsite Security Personnel - \$90,720
Signage and Window Film - \$47,169.35
Data Rack in Gym Utility Room @ Panel LG - \$4,100.00