



Comprehensive
Program Services

September 5, 2018

Mrs. Jessica Guinn
Assistant City Manager
City of Dunwoody
4800 Ashford Dunwoody Road
Dunwoody, GA 30338

**Re: City of Dunwoody, GA
North Shallowford Road Annex Renovations
Construction Manager-at-Risk Contract
Guaranteed Maximum Price**

Dear Mrs. Guinn,

Please find attached the Guaranteed Maximum Price (GMP) proposal provided by BM&K in the amount of \$754,907.42 for the above referenced project.

As can be seen on the attached spreadsheet, construction line item prices have increased and decreased between the original estimate and the final GMP proposal due to multiple factors listed below.

- Original site improvement costs of \$50,500 were based without a grading plan. Once full plan set was review, price increased to \$82,680. Removal of the gravel parking lot from the scope of work reduced project cost by \$38,000.
- Painting costs were reduced by \$20,988 between original estimate and 90% estimate.
- Flooring costs were increased from \$16,000 on the original estimate to \$53,454 on the 90% estimate. This increase is due to rooms being added to scope and change of material from carpet to vinyl flooring in some rooms.
- Sprinkler system costs increased to from the original estimate of \$2.15/sf to \$3.13sf. This updated sf cost is in-line with current market estimates.
- HVAC costs have increased in Atlanta due to current economic conditions. Along with additional scope, the HVAC cost increased \$25,252.
- Electrical costs were reduced by \$15,000 by deciding to utilize existing lighting
- Security was not included in original or 50% estimate. 90% estimate has \$60,000

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allocated for security.

With this, Comprehensive Program Services would recommend that the City of Dunwoody City Council approve BM&K's Guaranteed Maximum Price (GMP) in the amount of \$754,907.42, which includes the initial preconstruction fee of \$9,800 and the architectural design and engineering fee of \$103,000 that was approved in the original design-build contract between BM&K and the City of Dunwoody.

Please feel free to contact us with any questions.

Sincerely,

Comprehensive Program Services, Inc.

A handwritten signature in blue ink that reads "Kurt Johansen". The signature is written in a cursive style and is positioned above a vertical line that extends downwards.

Kurt Johansen, PE

GMP Summary
City of Dunwoody North Shallowford Road Annex

ITEM	ORIGINAL ESTIMATE	50% ESTIMATE	90% ESTIMATE	GMP	DIFFERENCE
1. General Conditions	\$ 50,000.00	\$ 59,800.00	\$ 59,800.00	\$ 59,800.00	\$ 9,800.00
2. Design	\$ 49,500.00	\$ 94,000.00	\$ 94,000.00	\$ 94,000.00	\$ 44,500.00
3. Earthwork and Fire Line	\$ 64,500.00	\$ 64,500.00	\$ 57,853.00	\$ 57,853.00	\$ (6,647.00)
4. Site Improvements	\$ 50,500.00	\$ 50,500.00	\$ 82,680.00	\$ 44,680.00	\$ (5,820.00)
5. Demolition		\$ 49,500.00	\$ 25,197.00	\$ 25,197.00	\$ 25,197.00
6. Cabinets and Countertops	\$ 2,500.00	\$ 3,250.00	\$ 3,250.00	\$ 3,250.00	\$ 750.00
7. Fireproofing	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ -
8. Mis Sealants and Repairs Allowance	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ -
9. Door, Frames, and Hardware	\$ 18,000.00	\$ 18,000.00	\$ 18,000.00	\$ 18,000.00	\$ -
10. Storefront Repairs	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ -
11. Drywall & Ceilings	\$ 95,820.00	\$ 91,000.00	\$ 78,673.00	\$ 78,673.00	\$ (17,147.00)
12. Painting	\$ 34,100.00	\$ 12,611.00	\$ 13,112.00	\$ 13,112.00	\$ (20,988.00)
13. Flooring	\$ 16,000.00	\$ 56,843.75	\$ 53,454.00	\$ 53,454.00	\$ 37,454.00
14. Specialties	\$ 20,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ (15,000.00)
16. Plumbing	\$ 6,500.00	\$ 3,200.00	\$ 3,200.00	\$ 3,200.00	\$ (3,300.00)
17. Sprinkler System	\$ 28,000.00	\$ 40,700.00	\$ 40,700.00	\$ 40,700.00	\$ 12,700.00
18. HVAC	\$ 43,500.00	\$ 68,752.00	\$ 68,752.00	\$ 68,752.00	\$ 25,252.00
19. Electrical and Fire Alarm	\$ 45,500.00	\$ 16,853.00	\$ 29,688.00	\$ 29,688.00	\$ (15,812.00)
20. Security and Data Allowance			\$ 60,000.00	\$ 60,000.00	\$ 60,000.00
					\$ -
Construction Cost Subtotal	\$ 563,420.00	\$ 673,509.75	\$ 732,359.00	\$ 694,359.00	\$ 130,939.00
					\$ -
Fee	\$ 22,036.20	\$ 25,985.49	\$ 28,927.95	\$ 27,774.36	\$ 5,738.16
Contingency	\$ 46,392.00	\$ 51,970.89	\$ 28,927.95	\$ 27,774.36	\$ (18,617.64)
Bond	\$ -	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
					\$ -
Total	\$ 631,848.20	\$ 756,466.13	\$ 795,214.90	\$ 754,907.72	\$ 123,059.52