

BUDGET TO GMP VALIDATION

PROJECT NAME:

WATERFORD OAKS ES RENO

PLUMMER ES RENO

LACY ENROLLMENT CENTER GMP #2

BUDGET TOTAL:

\$12,089,472

\$9,637,296

\$2,195,535

GMP TOTAL:

\$12,152,145

\$9,085,444

\$2,470,260



Value Engineering Efforts

Across all 3 projects, value engineering efforts were made to maximize value without sacrificing quality in the design.

Value was maintained by working with the design team to become more efficient with Civil work on all projects by reducing the overall soil prep needed at new flatwork and preventative measures at all non-damaged sidewalks.

OVERALL PROJECT VARIANCE

\$214,454 UNDER BUDGET

MARKET FEEDBACK

Over 300 Bids from Trade Partners on Bid Day (88 from Outreach Event)

Cost Efficiency through Simultaneous Bidding Process

Outreach Event Hosted Prior to Bid Day Resulted in Increased Project Engagement and Interest

Project
Budget
\$12.09M

WATERFORD OAKS ES RENO GMP TOTAL: **\$12,152,145**

DEMO TO
START IN
MAY '26



GENERAL REQUIREMENTS	\$406,456
DEMOLITION	\$250,215
SITE WORK (ROUGH)	\$68,000
SITE WORK (FINISH)	\$14,686
STRUCTURE	\$230,720
ENCLOSURE	\$1,749,279
INTERIOR FINISHES	\$2,245,583
SPECIALTIES	\$229,198
EQUIPMENT	\$264,225
MEP SYSTEMS	\$3,028,646
SPECIAL SYSTEMS (SAFETY & SECURITY UPGRADES)	\$1,041,025
CONTINGENCIES & ALLOWANCES	\$677,607

CONTINGENCIES
Owner - 2.5%
Contractor - 2.5%

Safety & Security Upgrades:

Intercom system and access control points to improve communication and controlled access.

Security camera systems to enhance site monitoring and visibility.

Support for reliable data, security, and future technology needs.

Original budget for Safety & Security was \$410,083. Due to the addition of a more robust PA, Bells, and Clocks system and Security Camera scope, the budget was exceeded by \$630,942.

Project
Budget
\$9.6M

PLUMMER ES RENOVATION GMP TOTAL:
\$9,085,444

DEMO TO
START IN
MAY '26



GENERAL REQUIREMENTS	\$343,412
DEMOLITION	\$191,303
SITE WORK (ROUGH)	\$180,712
SITE WORK (FINISH)	\$18,726
STRUCTURE	\$374,300
ENCLOSURE	\$741,513
INTERIOR FINISHES	\$1,462,935
SPECIALTIES	\$161,519
EQUIPMENT	\$268,550
MEP SYSTEMS	\$2,556,381
SPECIAL SYSTEMS (SAFETY & SECURITY UPGRADES)	\$788,518
CONTINGENCIES & ALLOWANCES	\$544,272

CONTINGENCIES
Owner - 2.5%
Contractor - 2.5%

**Safety & Security
Upgrades:**

*Intercom system and
access control points to
improve communication
and controlled access.*

*Security camera
systems to enhance
site monitoring and
visibility.*

*Support for reliable
data, security, and
future technology
needs.*

Project
Budget
\$7.2M

LACY ENROLLMENT CENTER GMP #2 TOTAL:

\$2,470,260

GMP #1 & #2
TOTAL
\$7.6M

DEMOLITION \$15,674

SITE WORK (ROUGH) \$383,051

SITE WORK (FINISH) \$33,190

STRUCTURE \$451,900

ENCLOSURE \$72,900

INTERIOR FINISHES \$259,020

SPECIALTIES \$79,222

MEP SYSTEMS \$163,932

SPECIAL SYSTEMS (SAFETY & SECURITY UPGRADES) \$439,958

CONTINGENCIES & ALLOWANCES \$188,513

GMP #1
SCOPES

**DEMOLITION, STRUCTURE,
ENCLOSURE, INTERIOR
FINISHES, MEP SYSTEMS**

GMP #1
TOTAL
5.2M



CONTINGENCIES
Owner - 2.5%
Contractor - 2.5%

**Safety & Security
Upgrades:**

Intercom system and access control points to improve communication and controlled access.

Security camera systems to enhance site monitoring and visibility.

Support for reliable data, security, and future technology needs.

Original budget for Safety & Security was \$187,110. Due to the addition of a more robust PA, Bells, and Clocks system and Security Camera scope, the budget was exceeded by \$252,848. Additionally, those systems are being outfitted for the STRIVE and Hilltop classrooms.