

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**



CONTINGENCIES

Owner - 2.5%
Contractor - 2.5%

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

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.*